



List Price:	\$1,299,000	Previous Price:	
		Original Price:	\$1,299,000
Complex/Subdiv:			
Frontage:	54.40 ft	Bedrooms:	8
Depth/Size:	99	Bathrooms:	6
Lot Area SqFt:	0	Full Baths:	5
Rear Yard Exp:		Half Baths:	1
Meas Type:	Feet	If New GST/HST Incl:	
Flood Plain:		Zoning:	RS-1
View:			
Serv. Connected:	Electricity, Natural Gas		

Style of Home:	2 Storey w/Bsmt.	Total Parking:	Covered Parking: 2
Construction:	Frame - Wood	Parking Access:	Front
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Double
Exterior:	Mixed		
Rainscreen:		R/I Plumbing:	
Type of Roof:	Other	Dist to Public Trans:	NEAR
Renovations:		Possession:	
Flooring:		Title to Land:	Freehold NonStrata
Water Supply:	City/Municipal	Seller's Interest:	Court Ordered Sale
Heat/Fuel:	Electric	Mortgage Info:	\$0
No. of Fireplaces:	1	R/I Fireplaces:	
Fireplace Fuel:	Gas - Natural	Property Disclosure:	N - COURT ORDER SALE
Outdoor Area:	Balcony(s); Patio(s) or Deck(s)	Out Buildings:	
Pad Rental:			
Fixtures Leas:	N		
Fixt Removed:			

Legal:	PL VAP5485 LT 6 BLK 97&98 DL 37 LD 36
Amenities:	
Site Influences:	Central Location
Features Incl:	

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	13'8 X 13'3	Bsmt	Kitchen	12'3 X 11'8			X
Main F.	Kitchen	13'8 X 9'3	Bsmt	Bedroom	10'5 X 8'11			X
Main F.	Dining	13'8 X 8'8	Bsmt	Kitchen	12'9 X 7'9			X
Main F.	Bedroom	11'11 X 11'	Bsmt	Bedroom	8'8 X 8'5			X
Main F.	Bedroom	13'2 X 9'8	Bsmt	Bedroom	9'11 X 7'1			X
Above	Master Bedroom	12' X 11'11			X			X
Above	Bedroom	12' X 9'9			X			X
Above	Bedroom	13'4 X 10'3			X			X
Above	Den	10'3 X 7'8			X			X
Bsmt	Living Room	12'9 X 9'1			X			X

<u>Floor Area (SqFt):</u>				<u>Bathrooms</u>	
Main Floor Area SqFt:	1,181	Total # Rooms:	15	1	2 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt:	998	# Kitchens:	3	2	5 Piece; Ensuite: Y; Level: Above
Finished Floor Down:	0	Finished Levels:	3	3	4 Piece; Ensuite: N; Level: Bsmt
Finished Floor Bsmt SqFt:	1,052	Crawl/Bsmt Height:		4	4 Piece; Ensuite: N; Level: Main F.
Total Finished Floor SqFt:	3,231	Basement Area:	Fully Finished	5	4 Piece; Ensuite: N; Level: Above
				6	4 Piece; Ensuite: N; Level:Bsmt
Unfinished Floor:	0	Suite:		7	
Grand Total Floor Area:	3,231			8	

Listing Broker(s): Royal Pacific Realty Corp., Royal Pacific Realty Corp.

Court Ordered Sale. Best priced newer and larger home in Van East. 4 bedrooms and den up w/2 ensuite bedrooms. Two unauthorized accommodation suites in the basement with separate entries. No back lane. Property sold "as is where is".