



Presented by:
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Active
R2527039

Board: N
House/Single Family

7106 ELK ROAD
PG City South (Zone 74)
Lafreniere
V2N 5N9

Residential Detached
\$529,900 (LP)
(SP)IJ



Sold Date: _____ Frontage (feet): **75.98** Original Price: **\$529,900**
Meas. Type: **Metres** Bedrooms: **4** Approx. Year Built: **2008**
Depth / Size: _____ Bathrooms: **3** Age: **13**
Lot Area (sq.ft.): **9,496.00** Full Baths: **3** Zoning: **RS1M**
Flood Plain: **No** Half Baths: **0** Gross Taxes: **\$4,592.28**
Rear Yard Exp: _____ Council Apprv?: _____ For Tax Year: **2020**
If new, GST/HST inc?: _____ Tax Inc. Utilities?: **No** P.I.D.: **027-447-472**
Tour: _____
View: **No**
Complex / Subdiv: _____
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**
Sewer Type: **City/Municipal**

Style of Home: **1 1/2 Storey**
Construction: **Frame-Wood**
Exterior: **Mixed, Vinyl**
Foundation: **Concrete Perimeter**
Rain Screen: _____
Renovations: _____
of Fireplaces: **1**
Fireplace Fuel: **Natural Gas**
Water Supply: **City/Municipal**
Fuel/Heating: **Forced Air**
Outdoor Area: **Sundeck(s)**
Type of Roof: **Asphalt**

Total Parking: _____ Covered Parking: _____ Parking Access: **Front**
Parking: **Garage; Double**
Dist. to Public Transit: _____ Dist. to School Bus: _____
Title to Land: **Freehold NonStrata**
Property Disc.: **Yes**
PAD Rental: _____
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish: **Mixed**

Legal: **LOT B DISTRICT LOT 1599 CARIBOO DISTRICT PLAN BCP35583**

Amenities:
Site Influences:
Features: **Dishwasher, Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	13' x 9'6"	Above	Family Room	21' X 15'			X
Main	Nook	14' x 6'	Bsmt	Kitchen	14'10 X 14'6"			X
Main	Dining Room	11'4x 10'	Bsmt	Bedroom	12'10 x9'10			X
Main	Living Room	16' X 10'10"	Bsmt	Living Room	13'7 X 11'6"			X
Main	Foyer	12' x 6'			X			X
Main	Bedroom	9'6x9'6"			X			X
Main	Bedroom	10' x 9'			X			X
Main	Master Bedroom	12' X 11'9"			X			X
Main	Laundry	7'8x4'4"			X			X
		X			X			X

Finished Floor (Main): 1,349	# of Rooms: 13	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 308	# of Kitchens: 2	1	Main	4	Yes	Barn:
Finished Floor (Below): 0	# of Levels: 3	2	Main	4	No	Workshop/Shed:
Finished Floor (Basement): 600	Suite: Unauthorized Suite	3	Bsmt	4	No	Pool:
Finished Floor (Total): 2,257 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz: 19.5x22
Unfinished Floor: 600	Beds in Basement: 1 Beds not in Basement: 3	5				Grg Dr Ht:
Grand Total: 2,857 sq. ft.	Basement: Full, Fully Finished	6				
		7				
		8				

Listing Broker(s): **The Loft Realty**

This home is ready for new owners and is a great investment property. The main floor has 3 bedrooms and 2 baths as well as laundry. Upstairs is a bright bonus room. The basement has an unauthorized suite that is segregated from the main home with a separate entry. The rest of the basement is unfinished and ready for another bath, bedroom, recroom, and also has its own entry. The main floor and one bedroom unauthorized suite have been rented out since new. This is a large lot with ample parking close to shopping and the highway. Easy to show and quick possession. Measurements are approximate and should not be relied upon, buyer to verify if deemed important.