



Desolation Sound Land Corp

REAL-WISE-INVESTMENTS.COM



Address of Property-	1111 7 A & B Springbok Road
Municipality or District-	Campbell River BC
Legal Description	Plan VIP 3595, Lot 1, and 2 LD 15, Sec 32 TWNSHP1

Neighbourhood Description

Nature of District		Trend of District		Conformity of SubJ.		Av. age of properties in Neighbourhood
<input checked="" type="checkbox"/>	Residential		Improving		Inferior	
	Rural	<input checked="" type="checkbox"/>	Stable		Similar	NEW-20 years
	Mixed		Deteriorating	<input checked="" type="checkbox"/>	Superior	Area built up 100%
Elementary School Secondary School 1 Block				Public transportation 1 BLOCK Shopping Facilities 0.5 km Down Town 3-4 km		

Site Description Description of Improvements- Exterior

Site Dimensions	64 x 125	<input checked="" type="checkbox"/>	Paved Road	<input checked="" type="checkbox"/>	Telephone
Site Area	8000 (Approx)	<input checked="" type="checkbox"/>	Sidewalk	<input checked="" type="checkbox"/>	Gas
Configuration	Rectangular	<input checked="" type="checkbox"/>	Curbs	<input checked="" type="checkbox"/>	Municipal
Zoning	Residential 2 (Duplex)	<input checked="" type="checkbox"/>	Street Lights	<input checked="" type="checkbox"/>	Sanitary
		<input checked="" type="checkbox"/>	Cablevision	<input checked="" type="checkbox"/>	Storm Sewer

Landscaping		Driveway			Electrical				
	Excellent	<input checked="" type="checkbox"/>	Private	<input checked="" type="checkbox"/>	Single	<input checked="" type="checkbox"/>	Concrete		Underground
	Good		Mutual		Double		Asphalt	<input checked="" type="checkbox"/>	Overhead
<input checked="" type="checkbox"/>	Average		None	<input checked="" type="checkbox"/>	Each				



Year built	April 1994				Estimated Remaining Life - (Yrs) 57		
Floor Area		Basement		Type of Building	Design		Construction
Main	720	Full		Detached	One Storey	X	Wood Frame
2nd	740	Partial	X	Semi-detached	Split Level		
3rd		X	Crawlspace	Row	1 ½ Storeys		
Total	1,460			Duplex	X	2 Storeys	

Window Sash/ Glazing	Exterior Finish	Roof Material	Overall Ext. Condition
Vinyl Thermal	Vinyl	Asphalt Shingles	Good

Description of Improvements-Interior

	Insulation		Flooring	Walls	Ceiling	Finish
X	Ceiling	X	W/W Carpet	Drywall	Textured	Drywall
	Walls		Soft wood		Drywall	
	Basement		Hardwood			
	Crawl	X	Linoleum			

Floor Plan	Closets	Bedroom		Bathroom (#)		Overall Int. Condition		
X	Good		Good	1	Large	1 - 2-Pc		Good
X	Average	X	Average	2	Average	1 - 3-Pc	X	Average
	Fair		Fair		Small	4-Pc		Fair
	Poor		Poor			5-Pc		Poor

Foundation Walls	Plumbing Lines	Electrical	Water Heater	Heating System						
X	Poured Concrete		Copper Lines		Fuses	1 - 2-Pc		Gas		Forced Air
X	Concrete Block	X	PVC	X	Breakers	1 - 3-Pc	X	Electrical		Gravity
	Concrete Slab		Galvanized			4-Pc		Poor		Hot Water
	Brick / Stone					5-Pc		Custom	X	Baseboard

Rated Capacity of Main Breakers – 100 amps

Built –in Appliances\Extra Features:

X	Stove	Vacuum	Central air	Sauna	X	Washer\Dryer
X	Oven	Garbage Disposal	Air Cleaner	Whirlpool		Skylights
X	Dishwasher	Fireplace(s)	Security System	Swimming Pool		Garage openers

Basement Finishes: Utility Crawl Space **Garage/ Carports:** Single Garage per side **Decks, Patios, other Improvements:** Rear Patio per side, fenced rear yard and a shed. **Comments:** The home has a standard functional plan. Open plan living, laundry, kitchen and dining room are located in the main living area. All bedrooms are on the second floor with a full size bathroom. Huge master bedroom with a walk-in closet. The exterior of the building has low exterior maintenance finish. The home has been well maintained and is very clean. The area offers many amenities such as shopping, arena, pool, schools, etc.

Room Allocation

Level:	Main	Second	Third	Basement
Entrance	X			
Living	X			
Dining	X			
Kitchen	X			
Full Bath	X	1		
Family		3		
Laundry	X			
Others :				

- Note: For more information on the CASH FLOW summary about this property please contact us.