



Picture coming soon!

<b>Address of Property-</b>	<b>2275 A &amp; B Galerno Rd</b>
<b>Municipality or District-</b>	Campbell River BC
<b>Legal Description</b>	Plan VIP 62575, Lot18

### Neighborhood Description

	Nature of District		Trend of District		Conformity of SubJ.	Av. age of properties in Neighbourhood
X	Residential		Improving		Inferior	
	Rural	X	Stable		Similar	NEW-20 years
	Mixed		Deteriorating	X	Superior	Area built up 100%
Elementary School 5 BLOCK Secondary School 5 BLOCK				Public transportation 1 BLOCK Shopping Facilities 1 KM Down Town 7 KM		

### Site Description Description of Improvements- Exterior

Site Dimensions	49' * 115'	X	Paved Road	X	Telephone
Site Area	5635 (Approx)	X	Sidewalk	X	Gas
Configuration	Rectangular	X	Curbs	X	Municipal
Zoning	Residential 1-A (Legal Suite)	X	Street Lights	X	Sanitary
		X	Cablevision	X	Storm Sewer

Landscaping			Driveway			Electrical			
	Excellent	X	Private		Single	X	Concrete	X	Underground
	Good		Mutual	X	Double		Asphalt		Overhead
X	Average		None		Each				



Year built		1996		Estimated Remaining Life - (Yrs) 60					
Floor Area		Basement		Type of Building		Design		Construction	
Main	1074	X	Full	X	Detached	One Storey	X	Wood Frame	
2nd	700		Partial		Semi-detached	Split Level			
3rd			Crawlspace		Row	Basement	X		
Total	<b>1,774</b>		<b>700 sq ft</b>		Duplex	2 Storeys	X		

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	
X	Walls		Soft wood			Drywall			
	Basement		Hardwood						
	Crawl	X	Linoleum						

Floor Plan		Closets		Bedroom		Bathroom (#)		Overall Int. Condition	
	Good		Good		Large		- 2-Pc		Good
X	Average	X	Average	5	Average	3	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		Gas		Forced Air
	Concrete Block	X	PVC	X	Breakers	X	Electrical		Gravity
	Concrete Slab		Galvanized				Poor		Hot Water
	Brick / Stone						Custom	X	Baseboard

**Rated Capacity of Main Breakers –2 \* 100 amps**

**Built-in Appliances/Extra Features:**

2	Stove	Vacuum	Central air	Sauna	2	Washer\Dryer
2	Oven	Garbage Disposal	Air Cleaner	Whirlpool		Skylights
2	Dishwasher	Fireplace(s)	Security System	Swimming Pool		Garage openers

**Basement Finishes:** The Basement is fully finished into a 2 bedroom suite including 5 appliances. **Garage/ Carports:** Single Garage for upper unit. **Decks, Patios, other Improvements:** Deck for upstairs, Patio and storage shed for down stairs. Fenced yard. **Comments:** This Revenue property has a legal suite in the basement with three bedrooms upstairs and two bedrooms down. The upper master bedroom has an ensuite and a walk-in closet. The upper unit has its own private deck Each unit has five appliances. The exterior of the building has low exterior maintaince finish. The home has been well maintained and is very clean. The area offers many amenities such as shopping, arena, pool, schools; etc. This makes an ideal revenue property.

**Room Allocation**

Level:	Main	Second	Third	Basement
Bedrooms	3			2
Entrance	X			X
Living	X			X
Dining	X			
Kitchen	X			X
Full Bath	2			1
Family				
Laundry				
Others:				

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