



Picture coming soon!

Address of Property-	2275 A & B Galerno Rd
Municipality or District-	Campbell River BC
Legal Description	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		
Total	1,774		700 sq ft		Duplex	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
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	Good
X	Average	X	Average	5	Average	3 - 3-Pc	X	Average	Average
	Fair		Fair		Small	4-Pc		Poor	Fair
	Poor		Poor			5-Pc		Custom	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.