



Address of Property-	494 A & B Harrogate Rd
Municipality or District-	Campbell River BC
Legal Description	Plan VIP 64879, Lot1, DL218, LD15

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 0.5 KM Secondary School 0.7 KM				Public transportation 1 BLOCK Shopping Facilities 0.7 KM Down Town 8-10 KM		

Site Description Description of Improvements- Exterior

Site Dimensions	81' * 101'	X	Paved Road	X	Telephone
Site Area	8000 (Approx)	X	Sidewalk	X	Gas
Configuration	Rectangular\square	X	Curbs	X	Municipal
Zoning	Residential 2 (Duplex)	X	Street Lights	X	Sanitary
		X	Cablevision	X	Storm Sewer

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



Year built	1998		Estimated Remaining Life - (Yrs) 60				
Floor Area	Basement	Type of Building	Design	Construction			
Main	720	Full	Detached	One Storey	X	Wood Frame	
2nd	740	Partial	Semi-detached	Split Level			
3rd		X Crawlspc	Row	Basement			
Total	1,460P\S		X 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
X Walls	Soft wood		Drywall	
Basement	Hardwood			
Crawl	X Linoleum			

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

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: Utility Crawl Space **Garage/ Carports:** Single Garage per side
Decks, Patios, other Improvements: Rear Patio per side, fenced rear Yard 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 maintaince finish. The home has been well maintained and is very clean. The area offers many amenities such as shopping, schools, etc.

Room Allocation

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

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