

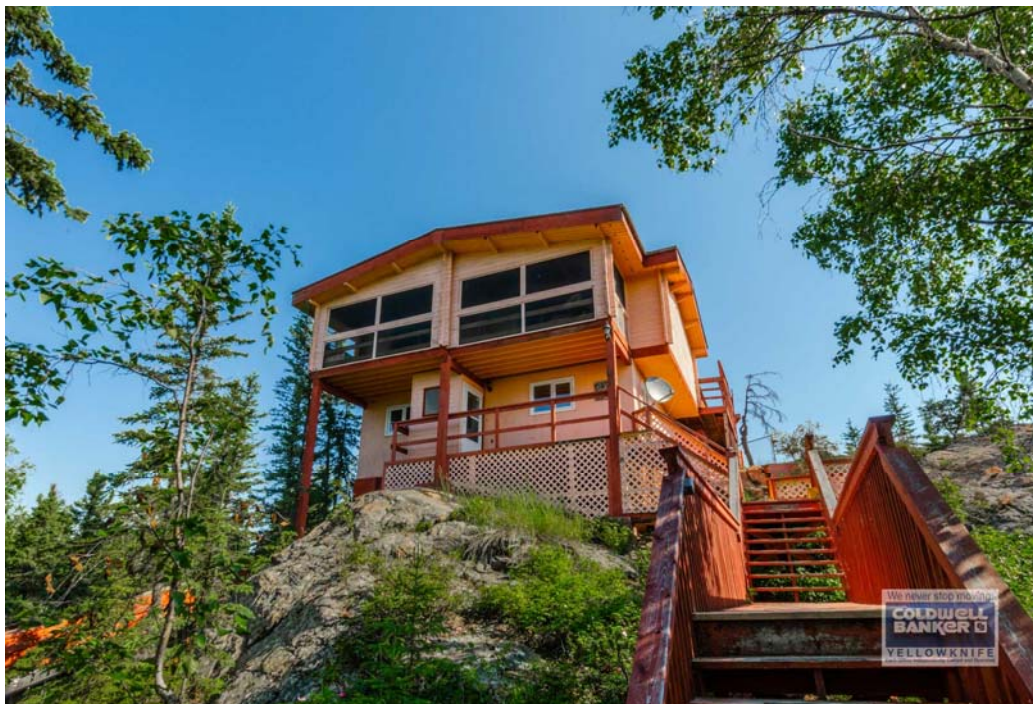


3406

www.cbyk.ca

WELCOME TO
47 Otto Drive
\$568,000

WORK 669-2115
CELL 446-1046
TF 1-833-669-2100
ROD STIRLING



COLDWELL BANKER NORTHERN BESTSELLERS

ROOM SIZES

LR 17 X 16.3	DR 13.1 X 9.6	KIT 16.4 X 13.4	FAM/DEN 18.3 X 13	LA	BATHS 1-4pc, 1-2pc Ens.
MBR 15.5 X 13.3	BR 9.10 X 9.5	BR 15.7 X 10.1	BR	BR	STRG BSMT
Screened in Deck 6.7 X 27.5	Storage/Laundry 25.10 x 9.4				Entry 9 x 5.4 Deck 9.6 x 16, 6 x 12

HEAT

INSULATION

BUILDING

LOT

Type OIL/HW BASEBOARD	Ceiling: R 40+/-	Sq. Ft. 2186	Lot Size 56x452 = 38105
Annual Cost \$3,500.00	Walls: R 20+/-	Age 1976	Garage
Litres Over Last 12 Mon. Estimate	Floor: R	Lot 30 Block 151 Plan 2867	Parking Triple Gravel/Dirt
	Skirting: R	Unit	

SPECIAL FEATURES /FURNISHINGS:

360° panoramic views from this Latham Island property perched on top of a massive lot almost an acre in size, spacious parking area, all mechanical, water & sewer holding tanks are in a stand alone 10x16 shop, utilador carries heat, water & sewer lines to the house, newer fiberglass oil tank, front & side decks, screened in front upper deck area with beautiful Back Bay & city views. The entry level has a family/rec. room and a large laundry & storage/workshop area, the upper level offers the screened-in front deck, living room, formal dining, kitchen, 3 bedrooms & 2 baths. Wood features throughout with open beam and pan-adobe log construction. Upgraded kitchen & main bathroom, immediate possession on this 2186 sq. ft. home. Current appraisal on file.

Price Includes: Fridge, Stove, Dishwasher, Washer, Dryer, Central Vac. (*needs hosing & power head)

FOUNDATION

Concrete Pilings

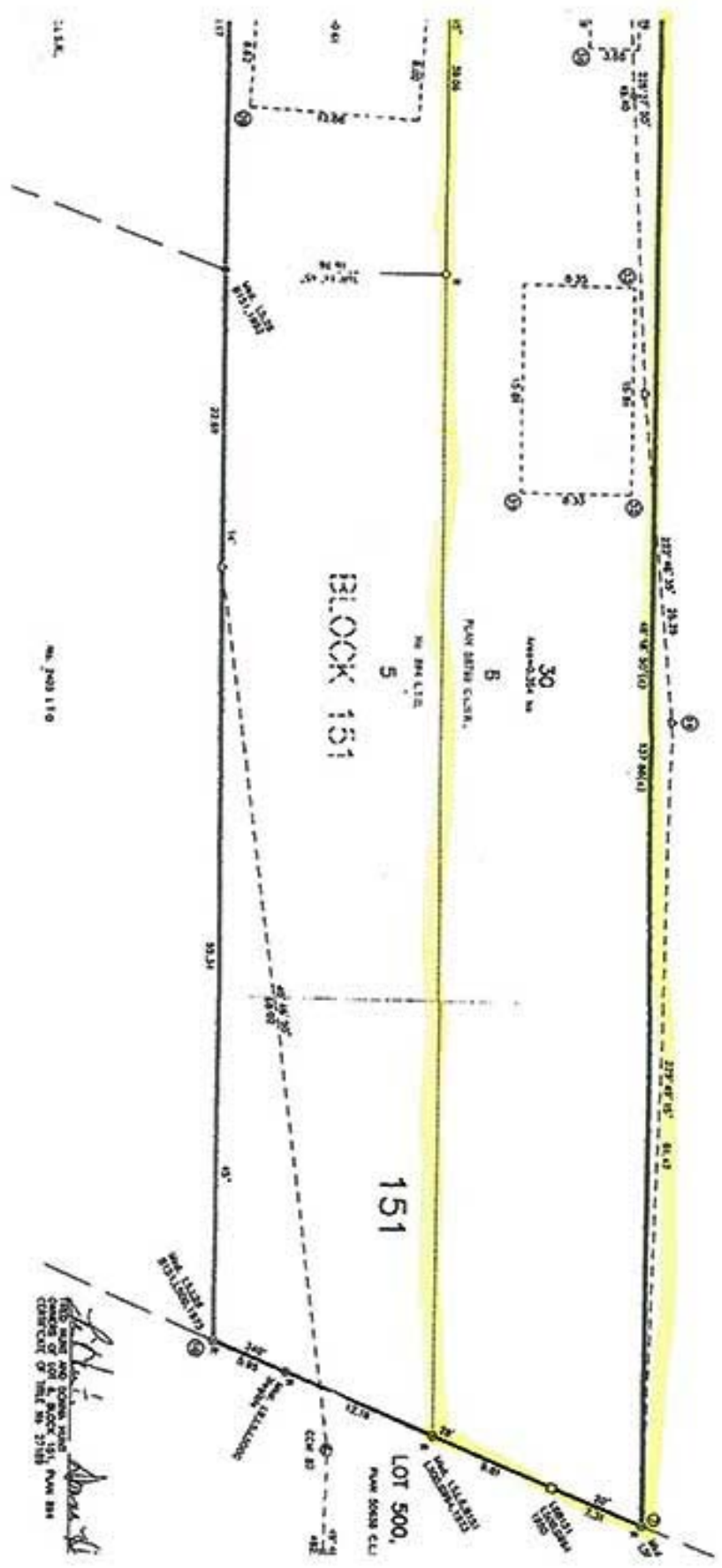
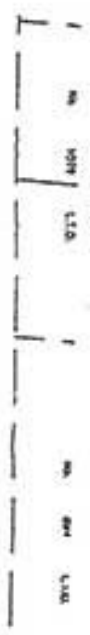
PROPERTY TAXES

Amount/yr	\$5511.95	2018
Tenure	Fee Simple	
Fees		
Area	Latham Island	

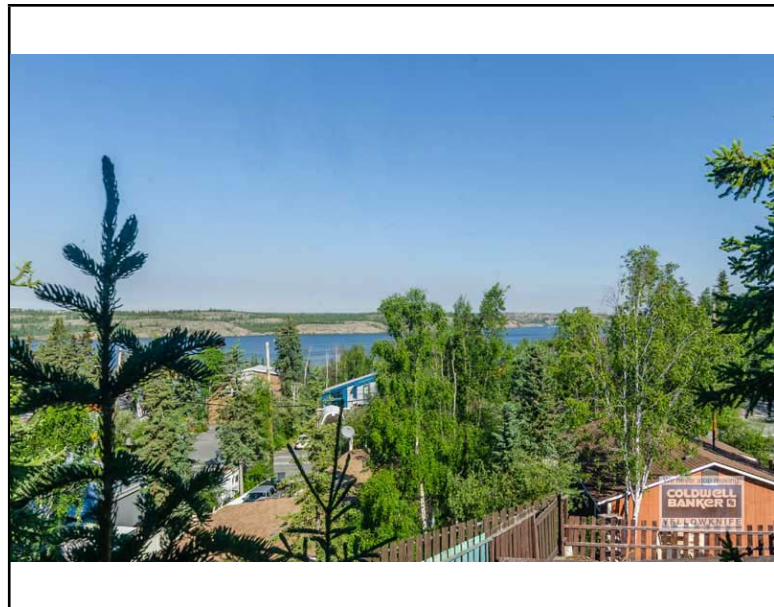
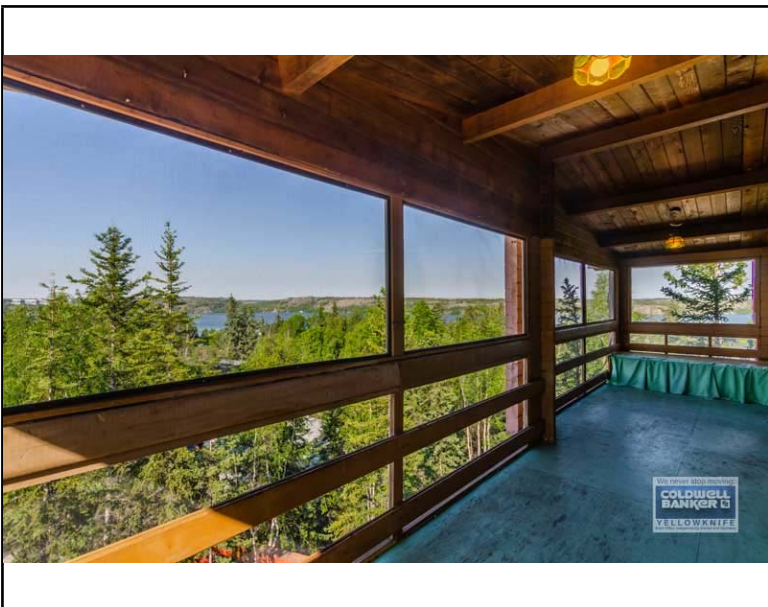
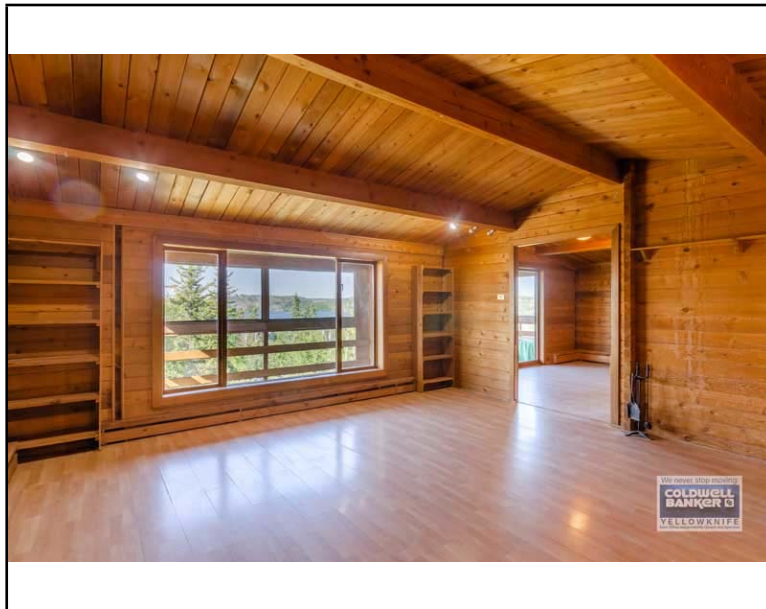
Make:
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[Signature]
 I, *[Name]*, Surveyor
 certify that the above is a true and
 correct copy of the original
 plat of Block 151, P.M. 888
 as shown on sheet No. 2158



47 Otto Drive

2nd Floor



1st Floor

