
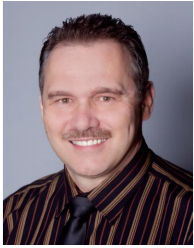


Sechelt District, Sunshine Coast		MLS# V783389		Land Only
LOT 44 FAIRWAY AV				Active
	List Price:	\$134,900	Days on Mkt:	38
	List Date:	19-Aug-09	Expiry Date:	19-Aug-10
	Previous Price:		Subdiv/Complex:	
	Original Price:	\$134,900	Postal Code:	VON 3A0
	Frontage:	92.000 ft		
	Meas. Type:	Feet		
	Frontage Metric:	28.060		
	Depth/Area:	145		
	Price/SqFt:	\$ 10.79	PID:	016-816-609
	Sub-Type:		Taxes:	\$1,251 / 2009
	Exposure:	North	Zoning:	R1
	Permitted Use:		Rezoneable?:	
	Title to Land:	Freehold NonStrata	Flood Plain:	No
Lot Area:	0.287 ac / Hect: 0.116 / SqFt: 12,502 / SqM: 1,161	Property Access:	Allowed Access	
Sanitary Sewer:	Available	Parking Access:		
Storm Sewer:	Nearby	Fencing:		
Water Supply:	City/Municipal	Property in ALR:	No	
Electricity:	Available	Possession:		
Natural Gas:	Available	Seller's Interest:	Registered Owner	
Telephone Serv:	Available Nearby	Information Pkg:	No	
Cable Service:	Available Nearby	Sign on Property:	N	
Prospectus:	Not Required	Sketch Attch:	No	
Develop Permit:	No	Property Disclosure:	No / N/A RAW LAND	
Bldg Permit Apprv:	N	Trees Logged:	No	
Building Plans:	Not Available	Mgr Apprvl:		
Perc Test Avail:				
Perc Test Date:				
Legal:	PL VAP23103 LT 44 BLK B DL 1509 LD 37			
Site Influences:	Golf Course Nearby, Marina Nearby, Recreation Nearby			
Restrictions:	None			
Commission:	3.22% ON THE FIRST 100K AND 1.15% ON BAL			
Listing Broker 1:	RE/MAX MASTERS REALTY	604-926-6233	Appointments:	Rahim Lalani
Listing Sales Rep 1:	RAHIM LALANI	604-726-0101	Appointment Ph:	604-726-0101
Listing Sales Rep 2:				
Listing Broker 2:				
Listing Sales Rep 3:				
Selling Broker:				
Selling Sales Rep:				
Owner:	W./D.QUINN			
Realtor Remarks:	City Assessment \$147,000 Listing price well under Call today!			
<p>This is a fabulous large lot [12,502sf] at a price well under city assessment! Located right in the heart of Sechelt, only steps to downtown and the Marina. This is a prime building spot with sewer, natural gas, and electricity at the line. One of few lots. Just imagine your dream home/cabin/recreational property here. Call now!</p>				



Presented by:
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 RE/MAX Oceanview Realty
 Email: info@realestate-britishcolumbia.com
 Phone: (604) 885-4313
 Cell: (604) 989-4242

Sechelt District **LOT 44 FAIRWAY AV** **\$ 134,900**

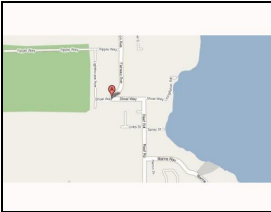
ML#: V783389 Status: Active

Subdivision/Complex:

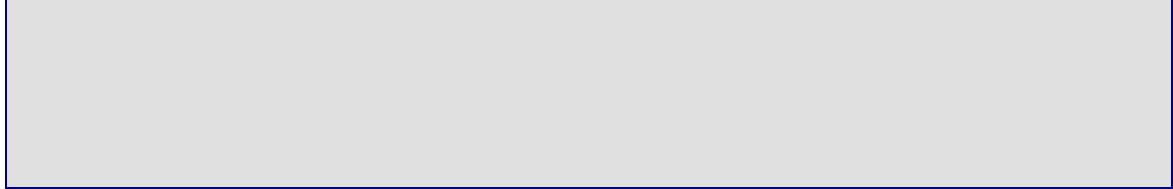
Acreage: 0.29
 Zoning: R1
 Access: Allowed Access
 Electricity: Available
 Natural Gas: Available
 Fencing:
 Dwelling Class:
 Bldg Plans: Not Available

Lot Size (Sq Ft): 12502.0

Flood Plain: No
 In ALR: N
 Water: City/Municipal
 San Sewer: Available
 Annual Taxes: \$ 1,251 / 2009
 Parking Access:



This is a fabulous large lot [12,502sf] at a price well under city assessment! Located right in the heart of Sechelt, only steps to downtown and the Marina. This is a prime building spot with sewer, natural gas, and electricity at the line. One of few lots. Just imagine your dream home/cabin/recreational property here. Call now!



Site Influences:
 Golf Course Nearby, Marina Nearby, Recreation Nearby

Restrictions:
 None

Cable Service:
 Available Nearby

Listing Broker 1: RE/MAX MASTERS REALTY

Listing Broker 2: