


Presented by:
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Sunshine Coast, VSCPE (Pender Harbour Egmont) Residential Detached
5180 WESJAC RD **MLS # V745841** **Active**

	<p>List Price: \$349,000</p> <hr/> <p>Complex/Subdiv: _____ Postal Code: VON 2H0</p> <table style="width: 100%;"> <tr> <td style="width: 33%;">Frontage: 57.50 ft</td> <td style="width: 33%;">Bedrooms: 2</td> <td style="width: 33%;">Type: HOUSE</td> </tr> <tr> <td>Depth/Size: 161</td> <td>Bathrooms: 2</td> <td>Approx Yr Blt: 1977</td> </tr> <tr> <td>Lot Area SqFt: 9,148</td> <td>Full Baths: 2</td> <td>Age at List Date: 31</td> </tr> <tr> <td>Rear Yard Exp: _____</td> <td>Half Baths: 0</td> <td>Zoning: R2</td> </tr> <tr> <td>Meas Type: Feet</td> <td></td> <td>Taxes: \$1,373 /2008</td> </tr> <tr> <td>Flood Plain: _____</td> <td></td> <td>If New GST Incl: _____</td> </tr> <tr> <td>Serv. Connected: Community / Electricity / Septic</td> <td></td> <td>Occupancy: Tenant</td> </tr> </table> <p>View: Yes- SOME OCEAN VIEW</p>	Frontage: 57.50 ft	Bedrooms: 2	Type: HOUSE	Depth/Size: 161	Bathrooms: 2	Approx Yr Blt: 1977	Lot Area SqFt: 9,148	Full Baths: 2	Age at List Date: 31	Rear Yard Exp: _____	Half Baths: 0	Zoning: R2	Meas Type: Feet		Taxes: \$1,373 /2008	Flood Plain: _____		If New GST Incl: _____	Serv. Connected: Community / Electricity / Septic		Occupancy: Tenant
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Style of Home: Rancher/Bungalow	Total Parking: _____	Covered Parking: 1
Construction: Frame - Wood	Parking Access: _____	
Foundation: Concrete Perimeter	Parking Facilities: Add. Parking Avail. / Carport; Single	
Exterior: Wood	Dist to Public Trans: _____	Dist to School Bus: _____
Rainscreen: _____	Possession: _____	
Type of Roof: Metal	Title to Land: Freehold NonStrata	
Renovations: _____	Seller's Interest: Registered Owner /	
Flooring: _____	Mortgage Info: 0 /	
Water Supply: City/Municipal		
Heat/Fuel: Baseboard / Electric		
No. of Fireplaces: 1	R/I Fireplaces: _____	Property Disclosure: Y
Fireplace Fuel: Gas - Propane		Roughed in Plumb: _____
Outdoor Area: Sundeck(s)		Fixtures Leas: No
Pad Rental: _____		Fixt Removed: No
Out Buildings: _____		

Legal: **PL 14273 LT 21 BLK 7 DL 1024 LD 37** PID: **007-875-321**

Amenities: _____

Features Incl: _____

Site Influences: **Central Location / Golf Course Nearby / Marina Nearby / Recreation Nearby / Shopping Nearby**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	14'6" X 9'			X			X
Main F.	Kitchen	15'6" X 14'6"			X			X
Main F.	Dining	14'6" X 12'			X			X
Main F.	Master Bedroom	14' X 11'			X			X
Main F.	Bedroom	12' X 9'10"			X			X
Main F.	Utility	10' X 5'			X			X
					X			X
					X			X
					X			X
					X			X

Floor Area (SqFt)	Bathrooms:
Main Floor Area SqFt: 1,440	1 4 Piece; Ensuite: Y; Level: Main F.
Finished Floor Up SqFt: 0	2 3 Piece; Ensuite: N; Level: Main F.
Finished Floor Down: 0	3
Finished Floor Bsmt SqFt: 0	4
Total Finished Floor SqFt: 1,440	5
	6
Unfinished Floor: 0	7
Grand Total Floor Area: 1,440	8

Listing Broker(s): **RE/MAX Oceanview Realty**

Thinking starter home!! Thinking revenue purchase!! Stop thinking you've found it. Curl up by the cozy fireplace and enjoy the ambiance of this lovely 2 bedroom rancher. With decks both front and rear for catching the sun anytime of the day. Large 20' x 30' detached workshop is an extra bonus. Enjoy being close to all amenities, golf course, marina, shopping, and all of this with a bit of an ocean view!!



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Pender Harbour Egr

5180 WESJAC RD

\$ 349,000

MLS# V745841

Active



Bedrooms: 2
Baths (F/H): 2 / 0
Fin Floor Area: 1,440
Approx Year Bilt: 1977

Lot Sz(Sq Ft): 9,148
Type: House/Single Family
Style: Rancher/Bungalow
Parking: / Add. Parking Avail., Carport; Single

Features:

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