

JOHN COOPER | ISLAND LIFE



viforeclosures.ca

April 2009

RE/MAX

JOHN COOPER
ISLANDLIFE.TV
(250) 619-9207




RE/MAX
of Nanaimo
250-754-1223

www.islandlife.tv email: john@islandlife.tv toll free: 1.866.956.6228

Each office independently owned & operated.


John Cooper
Phone: (250) 754-1223

RE/MAX Of Nanaimo Dt
Phone: (250) 754-1223




Addr: 772 Robron Road	Unit: 24	MLS#: 271856	List Price: \$209,900
Zone: Zone 1- Campbell River	Title: Strata	Bed: 3	Sale Price:
Sub: Z1 Campbell River	Status: Active	Bath: 2	Sale Date:
Type: Condo/Strata	Taxes: \$1,704 Yr: 2009	Ensuite:	Possession:TBA
Style: Townhouse	Total Area: 1,290	Age: 15	Title: Strata
Stores: 2	Basement:	Parking: Carport - Single	
# in Bldg: 4	Fuel: Electric	Outdoor:	
# Firepl:	Heat: Baseboard	Listed By: RE/MAX Of Nanaimo Dt	
Laundry: In Unit	Strata Fee: \$110	Fee Incl: Management, Maintenance	
Complex: Laurel Wood Estates			
Amenities: Playground			

Foreclosure- Court Ordered Sale. Terrific opportunity to purchase a centrally located 3 bedroom, 2 bath townhome! Property is being sold 'as is- where is', all offers are subject to court approval.




Addr: 324 Halibut Hill Road	Unit:	MLS#: 270481	List Price: \$134,900
Zone: Zone 10- Islands	Frontage:	Bed: 2	Sale Price:
Sub: 10 Mudge Island	Depth:	Bath: 1	Sale Date:
Type: Single Family	Status: Active	Ensuite:	Possession:TBA
Sq Ft: 928	Taxes: \$306 Yr: 2008	Age: UN	Title: Freehold
Bldg Char: 2 Storey-Main Lev Ent	Lot Size: 37026 sq.ft.	# Fireplaces:	
Constr.: Frame	Bsmt:	Fireplace:	
Exterior: Wood	Devel:	Insulation: Walls:Unk Ceil:Unk	
Roof: Metal	Fuel: Electric	Parking: Open	
Flooring: Ceramic Tile	Heat: Baseboard		
Listed By: RE/MAX Of Nanaimo Na			

OPPORTUNITY IS KNOCKING! Here is your chance to own an Island hideway. This property is just less than 1 acre (0.85 acre) & is close to marina on Mudge Island. Property is in its natural wooded state & there's a 928 sqft cabin at back of lot. Dwelling 2 storey design with entry on main where you will find an open concept living room, dining




Addr: 1912 Lacon Road	Unit:	MLS#: 272492	List Price: \$199,000
Zone: Zone 10- Islands	Frontage:	Lot Size: 2.03 acres	Sale Price:
Sub: 10 Denman Island	Depth:	Zoning: R1	Sale Date:
Type: Lots/Acreage	Status: Active	Z. Type: Other	Possession:TBA
Prop:	Taxes: \$1,523 2008	Title: Freehold	
Subdivision:	Elementary: Denman	Water: Drilled Well	
Strata Fee:	Middle: Lake Trail	Sewer: Septic - Yes	
Prospectus:	Secondary: Vanier		
Restrictions: Other			
Site Influences: Private Setting, View - Mountain, View - Ocean, Southern Exp, Acreage			
Listed By: RE/MAX The Islands			

One of the best priced acreages on Denman Island with septic and drilled well!! The spectacular views of the ocean and the Vancouver Island mountains will spellbind you. This 2.034 acre strata lot offers a cleared building site, a septic system and drilled well. The property has been effectively landscaped, yet with numerous trees left for privacy. This property is priced to sell!!



Addr: 232 Plateau Road	Unit:	MLS#: 273570	List Price: \$429,900
Zone: Zone 10- Islands	Frontage:	Bed: 3	Sale Price:
Sub: 10 Thetis Island	Depth:	Bath: 3	Sale Date:
Type: Single Family	Status: Active	Ensuite: 1	Possession:TBA
Sq Ft: 1,993	Taxes: \$1,683 Yr: 2008	Age: 11	Title: Freehold
Bldg Char: 2 Storey-Main Lev Ent	Lot Size: 1.35 acres	# Fireplaces: 1	
Constr.: Frame	Bsmt: Crawl	Fireplace: Wood	
Exterior: Wood	Devel:	Insulation: Walls:Yes Ceil:Yes	
Roof: Metal	Fuel: Electric	Parking:	
Flooring: Mixed	Heat: Baseboard		
Listed By: Coast Realty Group (Oc)			

Looking for a more relaxed lifestyle? Peace and tranquility? Check out Island life on Thetis Island. This beautiful 4 bedroom quality built home would make a wonderful retirement home. The house sits on 1.35 mostly uncultivated acres with ocean views and a lovely open aspect. Gorgeous 2 storey rock fireplace. Hardwood and tiled floors



Addr: Lt 3 McLean Road	Unit:	MLS#: 273396	List Price: \$1,195,000
Zone: Zone 10- Islands	Frontage:	Lot Size: 9.99 acres	Sale Price:
Sub: 10 Hornby Island	Depth:	Zoning: ALR	Sale Date:
Type: Lots/Acreage	Status: Active	Z. Type: In ALR	Possession:TBA
Prop:	Taxes: \$2,973 2008	Title: Other	
Subdivision:	Elementary: Hornby Island	Water: None	
Strata Fee:	Middle:	Sewer: None	
Prospectus:	Secondary: Gp Vanier Secondary		
Restrictions:			
Site Influences: View - Mountain, View - Ocean, No Thru Road, Waterfront-Ocean,			
Listed By: RE/MAX The Islands			

A rare opportunity to purchase an amazing waterfront acreage on Hornby Islands North shore. There is approximately 250 feet of waterfront with a gentle entry onto a pebble beach in a gorgeous secluded bay with spectacular views. The property is 9.98 acres, treed and undeveloped. McLean Road is a no thru road and surrounded by large rural acreages. Privacy at its best!! The location is perfect for a recreational retreat or private

John Cooper
Phone: (250) 754-1223

RE/MAX Of Nanaimo Dt
Phone: (250) 754-1223



Addr: 1533 Kye Bay Road	Unit:	MLS#: 272327	List Price: \$249,000
Zone: Zone 2- Comox Valley	Frontage:	Bed: 4	Sale Price:
Sub: Z2 Comox Peninsula	Depth:	Bath: 2	Sale Date:
Type: Full Duplex	Status: Active	Ensuite:	Possession: TENANCY
Sq Ft: 1,069	Taxes: \$3,910 Yr: 2008	Age: UN	Title: Freehold
Bldg Char: Rancher	Lot Size: 13504 sq.ft.	# Fireplaces:	
Constr.: Frame	Bsmt:	Fireplace:	
Exterior: Wood	Devel:	Insulation: Walls:Unk	Ceil:Unk
Roof: Asphalt Shingle	Fuel: Electric	Parking:	
Flooring: Mixed	Heat: Baseboard		
Listed By: Coast Realty Group Cv Ltd (Ct)			
Vacation Home? Retirement Home? Mortgage helper? Astute investor? Full 1,069 Sq. Ft Duplex situated on 0.31 Acres in Desirable Kye Bay sea side neighbourhood. Peaceful tranquility and across from sandy Kye Bay Beach. Featuring 2 bedrooms, 1 bath and shared laundry facility for both sides of this duplex. Just on the outskirts of			



Addr: 1545 Kye Bay Road	Unit:	MLS#: 272329	List Price: \$259,000
Zone: Zone 2- Comox Valley	Frontage:	Bed: 4	Sale Price:
Sub: Z2 Comox Peninsula	Depth:	Bath: 2	Sale Date:
Type: Full Duplex	Status: Active	Ensuite:	Possession: TENANCY
Sq Ft: 1,270	Taxes: \$4,372 Yr: 2008	Age: UN	Title: Freehold
Bldg Char: Rancher	Lot Size: 29621 sq.ft.	# Fireplaces:	
Constr.: Frame	Bsmt: Slab	Fireplace:	
Exterior: Wood	Devel:	Insulation: Walls:Unk	Ceil:Unk
Roof: Asphalt Shingle	Fuel: Electric	Parking:	
Flooring: Mixed	Heat: Baseboard		
Listed By: Coast Realty Group Cv Ltd (Ct)			
Vacation Home? Retirement Home? Mortgage helper? Astute investor? Full 1,270 Sq. Ft Duplex situated on 0.65 Acres in Desirable Kye Bay sea side neighbourhood. Peaceful tranquility and across from sandy Kye Bay Beach. Featuring 2 bedrooms, 1 bath and shared laundry facility for both sides of this duplex. Just on the outskirts of			



Addr: 1549 Kye Bay Road	Unit:	MLS#: 272331	List Price: \$469,000
Zone: Zone 2- Comox Valley	Frontage:	Bed: 6	Sale Price:
Sub: Z2 Comox Peninsula	Depth:	Bath: 4	Sale Date:
Type: Single Family	Status: Active	Ensuite: 1	Possession: TBA
Sq Ft: 3,058	Taxes: \$5,189 Yr: 2008	Age: 13	Title: Freehold
Bldg Char: M Lev Bsmt & 2nd	Lot Size: 28314 sq.ft.	# Fireplaces:	
Constr.: Frame	Bsmt:	Fireplace:	
Exterior: Vinyl	Devel:	Insulation: Walls:Yes	Ceil:Yes
Roof: Asphalt Shingle	Fuel: Electric	Parking:	
Flooring: Mixed	Heat: Baseboard		
Listed By: Coast Realty Group Cv Ltd (Ct)			
This property has it all!! Desirable Kye Bay seaside location. Excellent family home size with 6 bedrooms, 4 bathrooms, and over 3000 sq. feet on 0.65 private acres. Plus excellent offering price \$85,000 less than tax assessed value! Don't miss out on this great package perfect for the astute buyer. Walk on the beach and enjoy			




Addr: 1155 Fosters Place	Unit:	MLS#: 271968	List Price: \$749,900
Zone: Zone 2- Comox Valley	Frontage:	Bed: 11	Sale Price:
Sub: Z2 Mt Washington	Depth:	Bath: 4	Sale Date:
Type: Single Family	Status: Active	Ensuite:	Possession: NEGOTIABLE
Sq Ft: 4,500	Taxes: \$8,611 Yr: 2008	Age: 10	Title: Leasehold
Bldg Char: Other	Lot Size: 6970 sq.ft.	# Fireplaces:	
Constr.: Log	Bsmt:	Fireplace:	
Exterior: Wood	Devel: Fully Finished	Insulation: Walls:Yes	Ceil:Yes
Roof: Metal	Fuel: Electric	Parking: Other	
Flooring: Mixed	Heat: Baseboard		
Listed By: Royal Lepage-Comox Valley (Cv)			
Large custom built log home on Mt Washington. Has 4 separate living areas with 4 kitchens. Measurements to be confirmed. Common laundry room, sauna and hot tub. Court ordered sale.			




Addr: 3 South Shore Road	Unit:	MLS#: 272152	List Price: \$174,900
Zone: Zone 3- Duncan	Frontage: 65	Bed: 0	Sale Price:
Sub: Z3 Lake Cowichan	Depth: 159	Bath:	Sale Date:
Type: Single Family	Status: Active	Ensuite:	Possession: TBA
Sq Ft: 1,500	Taxes: \$3,222 Yr: 2008	Age: UN	Title: Freehold
Bldg Char: Rancher	Lot Size: 13068 sq.ft.	# Fireplaces:	
Constr.: Frame	Bsmt:	Fireplace:	
Exterior: Wood	Devel:	Insulation: Walls:No	Ceil:No
Roof: Asphalt Shingle	Fuel: Other	Parking:	
Flooring:	Heat: Other		
Listed By: Nasim & Associates Realty			
FORECLOSURE. Commercial Waterfront. This unique riverfront property is ready for your imagination. Zoning will permit Marina, Marina & Sales, hotel, licensed premises, retail, single family dwelling and more. One Hundred and fifty feet of pristine Cowichan riverfront and the lot is a park like setting. Centrally located in Lake Cowichan with			


John Cooper
Phone: (250) 754-1223


RE/MAX Of Nanaimo Dt
Phone: (250) 754-1223

	Addr: 3007 George Street	Unit:	MLS#: 268290	List Price: \$220,185
	Zone: Zone 3- Duncan	Frontage:	Bed: 3	Sale Price:
	Sub: Z3 Duncan	Depth:	Bath: 2	Sale Date:
	Type: Half Duplex	Status: Active	Ensuite: 1	Possession:TBA
Sq Ft: 1,110	Taxes: \$1,533 Yr: 2008	Age: 10	Title: Strata	
Bldg Char: Side x Side (Duplex) Lot Size: 3230 sq.ft. # Fireplaces:				
Constr.: Frame Bsm: Slab Fireplace: Propane				
Exterior: Vinyl Devel: Insulation: Walls:Unk Ceil:Unk				
Roof: Asphalt Shingle Fuel: Electric Parking: Garage - Single				
Flooring: Mixed Heat: Baseboard				
Listed By: RE/MAX Of Duncan (Mb)				
Court ordered sale. This 10 year old, 3 bedroom, 2 bath, 1100+ sqft 1/2 duplex offers "value" with a capital "V". It appears to have "good bones" but does need some TLC. Living room/kitchen are spacious and offer lots of natural light. 2 pc bath and laundry room are also on the main floor, all bedrooms and 4 pc bath (cheater ensuite) are				

	Addr: 3340 Cowichan Lake Road	Unit:	MLS#: 270890	List Price: \$244,900
	Zone: Zone 3- Duncan	Frontage:	Bed: 2	Sale Price:
	Sub: Z3 Duncan	Depth:	Bath: 1	Sale Date:
	Type: Single Family	Status: Active	Ensuite:	Possession:TBA
Sq Ft: 906	Taxes: \$1,910 Yr: 2008	Age: UN	Title: Freehold	
Bldg Char: Rancher Lot Size: 10545 sq.ft. # Fireplaces: 1				
Constr.: Concrete Block Bsm: Crawl Fireplace: Propane				
Exterior: Wood Devel: Insulation: Walls:Unk Ceil:Unk				
Roof: Fuel: Electric Parking:				
Flooring: Mixed Heat: Baseboard				
Listed By: Sutton Group-West Coast Realty				
Foreclosure!! Sold as an "as is where is basis". Schedule "A" must accompany and form part of all offers. Here is a rancher style on a flat level lot. Large detached 2 bay shop.				


	Addr: 425 Parkhill Terrace	Unit:	MLS#: 272437	List Price: \$319,900
	Zone: Zone 3- Duncan	Frontage: 76	Bed: 6	Sale Price:
	Sub: Z3 Ladysmith	Depth: 174	Bath: 3	Sale Date:
	Type: Single Family	Status: Active	Ensuite: 1	Possession:TBA
Sq Ft: 2,560	Taxes: \$2,360 Yr: 2008	Age: UN	Title: Freehold	
Bldg Char: Split Level Home Lot Size: 13068 sq.ft. # Fireplaces:				
Constr.: Frame Bsm: Full Fireplace: Wood				
Exterior: Vinyl Devel: None Insulation: Walls:Yes Ceil:Yes				
Roof: Metal Fuel: Natural Gas Parking: Open				
Flooring: Mixed Heat: Forced Air				
Listed By: Coast Realty Group (Na)				
This is a huge 6 bedroom home currently under renovation. There is a roughed in 3 bedroom suite on the lower level and a 3 bedroom upper area. The house has a 18'x12' deck and a 18'x12' covered concrete patio. The yard is fully fenced front and back. It has a wood burning fireplace and a non-conforming pellet stove. It is in an				

	Addr: 9155 Chemainus Road	Unit:	MLS#: 272594	List Price: \$385,000
	Zone: Zone 3- Duncan	Frontage:	Bed: 3	Sale Price:
	Sub: Z3 Chemainus	Depth:	Bath: 3	Sale Date:
	Type: Single Family	Status: Active	Ensuite: 1	Possession:TBA
Sq Ft: 2,176	Taxes: \$1,802 Yr: 2008	Age:	Title: Freehold	
Bldg Char: M Lev Ent w/Bsm Lot Size: 23522 sq.ft. # Fireplaces:				
Constr.: Frame Bsm: Full Fireplace:				
Exterior: Stucco Devel: Partly Finished Insulation: Walls:Unk Ceil:Unk				
Roof: Asphalt Shingle Fuel: Electric Parking: Multiple C/P				
Flooring: Mixed Heat: Heat Pump				
Listed By: Realty Executives Mid-Island				
Lovely home located on a spacious 1/2 acre lot with privacy and parking for the toys. Many recent upgrades in this home are evident from the kitchen to the bathrooms & bedrooms on the main floor. Super sized en-suite in the master bedroom with access to rear deck for lounging or relaxing with privacy. Downstairs is also extensively				


	Addr: 2522 Glendoik Way	Unit:	MLS#: 269696	List Price: \$469,900
	Zone: Zone 3- Duncan	Frontage:	Bed: 3	Sale Price:
	Sub: Z3 Mill Bay	Depth:	Bath: 3	Sale Date:
	Type: Single Family	Status: Active	Ensuite: 1	Possession:
Sq Ft: 2,100	Taxes: Yr: Age: 2	Title: Strata		
Bldg Char: 2 Storey-Main Lev Ent Lot Size: 8625 sq.ft. # Fireplaces: 2				
Constr.: Frame Bsm: Slab Fireplace: Propane				
Exterior: Hardi Plank Devel: Insulation: Walls:Unk Ceil:Unk				
Roof: Fiberglass Shingle Fuel: Electric Parking: Garage - Double				
Flooring: Mixed Heat: Heat Pump				
Listed By: Sutton Group-West Coast Realty				
This near new home is ready for immediate possession. This home features the master bedroom on the main with 2 large bedrooms up and tons of storage. 2 gas fireplaces, one in the family room off the kitchen, great for entertaining. Maple kitchen, heat pump with electric furnace back-up. Alarm system and roughed in vacuum. Yard				

John Cooper
Phone: (250) 754-1223


RE/MAX Of Nanaimo Dt
Phone: (250) 754-1223




Addr: 709 Nicol Street	Unit:	MLS#: 272923	List Price: \$59,900
Zone: Zone 4- Nanaimo	Frontage:	Lot Size: 4026 sq.ft.	Sale Price:
Sub: Z4 South Nanaimo	Depth:	Zoning: RS-1	Sale Date:
Type: Lots/Acreage	Status: Active	Z. Type: Single Family	Possession: TBA
Prop:	Taxes: \$568 2008	Title: Freehold	
Subdivision:	Elementary:	Water: Municipal	
Strata Fee:	Middle:	Sewer: Connected	
Prospectus:	Secondary:		
Restrictions:			
Site Influences:			
Listed By: RE/MAX Of Nanaimo Na			
A Court ordered sale. Property is purchased on a strictly "as is, where is" basis with not representations or warranties from the vendor whatsoever. All offers have to have a minimum \$3000.00 deposit by bank draft or certified cheque. Offers have to have exact legal names of the buyers and 2 full business days are required for response. Offers to be accompanied by a "Schedule A". A property disclosure statement is not available, and			




Addr: 90 Victoria Road	Unit:	MLS#: 261880	List Price: \$129,000
Zone: Zone 4- Nanaimo	Frontage: 52	Lot Size: 7271 sq.ft.	Sale Price:
Sub: Z4 Old City	Depth: 138	Zoning: RM2	Sale Date:
Type: Lots/Acreage	Status: Active	Z. Type: Multi-Family	Possession:
Prop:	Taxes: \$774 2008	Title: Freehold	
Subdivision:	Elementary: Bayview	Water: Municipal	
Strata Fee:	Middle: John Barsby	Sewer: Connected	
Prospectus:	Secondary: John Barsby		
Restrictions:			
Site Influences: View - Mountain, View - Ocean, Southern Exp, Recreation Nearby, Level			
Listed By: Sutton Group-West Coast Realty			
"Court order sale" Wonderful Ocean views from this level lot. "Multi Family Zoned" perfect for duplex. There are so many options for this property surrounded by character homes and commercial buildings. The property is cleared and ready for construction. The property next door is also in Foreclosure & is zoned for a duplex as well. The home is a perfect rental, there is access from the rear of the property. No offers accepted as of yet, be the first to step to			



Addr: 707 Nicol Street	Unit:	MLS#: 272925	List Price: \$135,000
Zone: Zone 4- Nanaimo	Frontage:	Bed: 2	Sale Price:
Sub: Z4 South Nanaimo	Depth:	Bath: 2	Sale Date:
Type: Single Family	Status: Active	Ensuite:	Possession: TBA
Sq Ft: 1,680	Taxes: \$1,041 Yr: 2008	Age: UN	Title: Freehold
Bldg Char: M Lev Ent w/Bsmt	Lot Size: 4026 sq.ft.	# Fireplaces:	
Constr.: Frame	Bsmt: Full	Fireplace:	
Exterior: Wood	Devel: Unfinished	Insulation: Walls:Yes Ceil:Yes	
Roof: Asphalt Shingle	Fuel: Electric	Parking: Open	
Flooring: Mixed	Heat: Baseboard		
Listed By: RE/MAX Of Nanaimo Na			
Court ordered sale. Property is purchased on a strictly "as is, where is" basis with no representations or warranties from the vendor whatsoever. All offers have to have a minimum \$3000 deposit by bank draft or certified cheque. Offers have to have exact legal names of the buyers and 2 full business days are required for response. Offers to			




Addr: 3087 Barons Road	Unit: 204	MLS#: 271916	List Price: \$144,900
Zone: Zone 4- Nanaimo	Title: Strata	Bed: 2	Sale Price:
Sub: Z4 Uplands	Status: Active	Bath: 1	Sale Date:
Type: Condo/Strata	Taxes: \$1,314 Yr: 2008	Ensuite:	Possession: TBA
Style: Apartment	Total Area: 780	Age: 18	Title: Strata
Storeys: 4	Basement:	Parking:	
# in Bldg: 21	Fuel: Electric	Outdoor: One Balcony	
# Firepl:	Heat: Baseboard	Listed By: Coast Realty Group (Oc)	
Laundry:	Strata Fee: \$130	Fee Incl: Management	
Complex:			
Amenities:			
Foreclosure sale. City assessed at \$162,200. Rentals and pets permitted. 2 bedroom, 1 bath condo with newer paint, kitchen cabinets, tile work and carpet. Sold 'as is - where is'. Appliances not included.			





Addr: 444 Bruce Ave	Unit: 45	MLS#: 274089	List Price: \$149,000
Zone: Zone 4- Nanaimo	Title: Strata	Bed: 3	Sale Price:
Sub: Z4 South Nanaimo	Status: Active	Bath: 2	Sale Date:
Type: Condo/Strata	Taxes: \$1,116 Yr: 2009	Ensuite:	Possession: TENANCY
Style: Townhouse	Total Area: 1,220	Age: UN	Title: Strata
Storeys: 2	Basement: None	Parking: Carport - Single	
# in Bldg: 2	Fuel: Electric	Outdoor:	
# Firepl:	Heat: Baseboard	Listed By: Coast Realty Group (Na)	
Laundry: In Unit	Strata Fee: \$225	Fee Incl: Management, Caretaker	
Complex: Pear Tree Meadows			
Amenities: Storage Unit			
This is a 3 bedroom townhome in the University District of South Nanaimo. The complex has recently had the exterior upgraded and the strata is continuing to upgrade and improve the grounds. Rentals are allowed in the complex. The stove and washer and dryer belong to the tenant. All offers must be accompanied by a completed			


John Cooper
Phone: (250) 754-1223


RE/MAX Of Nanaimo Dt
Phone: (250) 754-1223

	Addr: 133 View Street	Unit:	MLS#: 266249	List Price: \$164,900
	Zone: Zone 4- Nanaimo	Frontage:	Bed: 2	Sale Price:
	Sub: Z4 South Nanaimo	Depth:	Bath: 1	Sale Date:
	Type: Single Family	Status: Active	Ensuite:	Possession: IMMEDIATE
Sq Ft: 930	Taxes: \$1,524 Yr: 2007	Age: UN	Title: Freehold	
Bldg Char: M Lev Ent w/Bsmt	Lot Size: 4227 sq.ft.	# Fireplaces:		
Constr.: Frame	Bsmt: Not Full Height	Fireplace:		
Exterior: Wood	Devel: Unfinished	Insulation: Walls:Yes Ceil:Yes		
Roof: Asphalt Shingle	Fuel: Electric	Parking: Open		
Flooring: Other	Heat: Baseboard			
Listed By: Sutton Group-West Coast Realty				
<p>The measurements on the listing shows 2 bedrooms upstairs, frankly the bedrooms and the bathroom have not been completed and are there waiting for the lucky new handy person to make it "His Own". At the moment there are 2 bedrooms on the main floor and potentially 2 more [making a total of 4 bedrooms] upstairs. Wonderfully</p>				

	Addr: 590 Wakesiah Ave	Unit:	MLS#: 270392	List Price: \$209,900
	Zone: Zone 4- Nanaimo	Frontage: 35	Bed: 3	Sale Price:
	Sub: Z4 University District	Depth: 138	Bath: 1	Sale Date:
	Type: Single Family	Status: Active	Ensuite:	Possession: TBA
Sq Ft: 1,027	Taxes: \$1,738 Yr: 2008	Age: UN	Title: Freehold	
Bldg Char: Rancher	Lot Size: 4830 sq.ft.	# Fireplaces: 1		
Constr.: Frame	Bsmt: Crawl	Fireplace: Woodstove		
Exterior: Vinyl	Devel: Unfinished	Insulation: Walls:Unk Ceil:Unk		
Roof: Asphalt Shingle	Fuel: Natural Gas	Parking:		
Flooring: Mixed	Heat: Forced Air			
Listed By: RE/MAX Of Nanaimo Na				
<p>Foreclosure - all information requires verification. A 3 bedroom rancher that features some updates over its life including some thermo windows, vinyl siding and a roof. The home has an addition at rear that is framed at pre-lock-up requiring finishing. A detached shop with alley access is a bonus. The location is proximate to</p>				

	Addr: 94 Victoria Road	Unit:	MLS#: 261884	List Price: \$210,000
	Zone: Zone 4- Nanaimo	Frontage:	Bed: 3	Sale Price:
	Sub: Z4 Old City	Depth:	Bath: 2	Sale Date:
	Type: Single Family	Status: Active	Ensuite:	Possession: TBA
Sq Ft: 1,380	Taxes: \$1,641 Yr: 2008	Age: UN	Title: Freehold	
Bldg Char: M Lev Bsmt & 2nd	Lot Size:	# Fireplaces:		
Constr.: Frame	Bsmt: Full	Fireplace:		
Exterior: Stucco	Devel: Unfinished	Insulation: Walls:Yes Ceil:Yes		
Roof: Asphalt Shingle	Fuel: Oil	Parking:		
Flooring: Mixed	Heat: Forced Air			
Listed By: Sutton Group-West Coast Realty				
<p>Ocean view Duplex zoned property with 1500 square foot home. This home is the last deal on the block all homes are presently being renovated and bought up by investors waiting for the market to pick up. Paint it, new carpets rent or live in for a couple years then sell to the developer who owns adjacent properties. Huge investment for the</p>				


	Addr: 394 Georgia Ave	Unit:	MLS#: 273912	List Price: \$224,000
	Zone: Zone 4- Nanaimo	Frontage:	Bed: 2	Sale Price:
	Sub: Z4 University District	Depth:	Bath: 1	Sale Date:
	Type: Single Family	Status: Active	Ensuite:	Possession: TBA
Sq Ft: 1,956	Taxes: \$1,678 Yr: 2008	Age: UN	Title: Freehold	
Bldg Char: 2 Storey-Main Lev Ent	Lot Size: 6098 sq.ft.	# Fireplaces:		
Constr.: Frame	Bsmt:	Fireplace:		
Exterior: Vinyl	Devel:	Insulation: Walls:Unk Ceil:Unk		
Roof: Asphalt Shingle	Fuel: Oil	Parking: Carport - Single		
Flooring: Mixed	Heat: Forced Air			
Listed By: Coast Realty Group (Na)				
<p>FORECLOSURE/COURT ORDERED Sale. This is an exciting opportunity in the Nanaimo real estate market. This sparkling two bedroom starter home in Nanaimo's resurgent University District is being offered to the highest bidder. Call or email for details.</p>				

	Addr: 1758 Ground Road	Unit:	MLS#: 271639	List Price: \$249,900
	Zone: Zone 4- Nanaimo	Frontage:	Bed: 4	Sale Price:
	Sub: Z4 Cedar	Depth:	Bath: 3	Sale Date:
	Type: Single Family	Status: Active	Ensuite:	Possession: TBA
Sq Ft: 1,966	Taxes: \$1,499 Yr: 2008	Age: 29	Title: Freehold	
Bldg Char: Split Entry	Lot Size: 29185 sq.ft.	# Fireplaces: 1		
Constr.: Frame	Bsmt: Full	Fireplace: Woodstove		
Exterior: Stucco & Siding	Devel: Fully Finished, Suite	Insulation: Walls:Unk Ceil:Unk		
Roof: Asphalt Shingle	Fuel: Electric	Parking:		
Flooring: Wall to Wall Carpet	Heat: Baseboard			
Listed By: RE/MAX Of Nanaimo Na				
<p>Very good value in this .67 acre private setting with basement home and suite, detached shop, and quiet location. The unauthorized suite has 2 bedrooms. Plenty of storage space inside and out with sheds and carport. Country kitchen, 2 bedrooms on main, 3 bathrooms, and spacious livingroom. The lot is easily accessible from a quiet</p>				


This Information has been provided to you by:


John Cooper
Phone: (250) 754-1223


RE/MAX Of Nanaimo Dt
Phone: (250) 754-1223

	Addr: 1821 Peyton Place	Unit:	MLS#: 273389	List Price: \$249,990
	Zone: Zone 4- Nanaimo	Frontage:	Bed: 4	Sale Price:
	Sub: Z4 Central Nanaimo	Depth:	Bath: 2	Sale Date:
	Type: Single Family	Status: Active	Ensuite:	Possession: TBA
Sq Ft: 1,954	Taxes: \$2,265 Yr: 2008	Age: UN	Title: Freehold	
Bldg Char: Split Entry	Lot Size: 7405 sq.ft.	# Fireplaces:		
Constr.: Frame	Bsmt: Full	Fireplace: Wood		
Exterior: Wood	Devel: Partly Finished	Insulation: Walls:Unk Ceil:Unk		
Roof: Asphalt Shingle	Fuel: Oil	Parking: Carport - Single		
Flooring: Mixed	Heat: Forced Air			
Listed By: Coast Realty Group (Na)				
"COURT ORDERED SALE". Here is an exciting opportunity in Nanaimo's real estate market. This handy person's special requires some TLC but is in a lovely quiet area on a no-thru road. With 4 bedrooms & 2 bathrooms, this central Nanaimo home would be perfect for a growing family. The home also boasts a park-like backyard and RV				

	Addr: 430 7th Street	Unit:	MLS#: 274162	List Price: \$259,900
	Zone: Zone 4- Nanaimo	Frontage: 85	Bed: 3	Sale Price:
	Sub: Z4 South Nanaimo	Depth: 217	Bath: 2	Sale Date:
	Type: Single Family	Status: Active	Ensuite: 1	Possession: TBA
Sq Ft: 1,500	Taxes: \$2,495 Yr: 2009	Age: UN	Title: Freehold	
Bldg Char: Rancher	Lot Size: 18445 sq.ft.	# Fireplaces: 1		
Constr.: Frame	Bsmt: Crawl	Fireplace: Heatillator		
Exterior: Stucco & Siding	Devel: None	Insulation: Walls:Yes Ceil:Yes		
Roof: Asphalt Shingle	Fuel: Electric	Parking: Garage - Single		
Flooring: Mixed	Heat: Baseboard			
Listed By: Realty Executives Mid-Island				


	Addr: 463 Mulberry Drive	Unit:	MLS#: 274077	List Price: \$269,000
	Zone: Zone 4- Nanaimo	Frontage:	Bed: 3	Sale Price:
	Sub: Z4 South Nanaimo	Depth:	Bath: 2	Sale Date:
	Type: Single Family	Status: Active	Ensuite:	Possession: TBA
Sq Ft: 1,728	Taxes: \$2,072 Yr: 2007	Age: UN	Title: Freehold	
Bldg Char: Grd Lev Ent-Main Up	Lot Size: 7642 sq.ft.	# Fireplaces:		
Constr.: Frame	Bsmt: Part	Fireplace: Electric		
Exterior: Vinyl	Devel: Fully Finished	Insulation: Walls:Yes Ceil:Yes		
Roof: Asphalt Shingle	Fuel: Electric	Parking: Garage - Single		
Flooring: Mixed	Heat: Baseboard			
Listed By: RE/MAX Ocean Pointe Ld				
Foreclosure court ordered sale. This 1728 sqft home is approximately 11 years old. Features 3 bedrooms, 2 baths. Large family room downstairs. Main floor has open floor plan. Large master bedroom with a walk-in closet. Built-in vacuum system, garage and RV parking. Nice, level flat lot with garden area. Located in the south end close to				

	Addr: 2013 Cathers Drive	Unit:	MLS#: 271027	List Price: \$309,900
	Zone: Zone 4- Nanaimo	Frontage:	Bed: 3	Sale Price:
	Sub: Z4 South Jingle Pot	Depth:	Bath: 3	Sale Date:
	Type: Single Family	Status: Active	Ensuite: 1	Possession: TBA
Sq Ft: 2,160	Taxes: \$2,463 Yr: 2008	Age: 19	Title: Freehold	
Bldg Char: Grd Lev Ent-Main Up	Lot Size: 7405 sq.ft.	# Fireplaces: 1		
Constr.: Frame	Bsmt:	Fireplace: Natural Gas		
Exterior: Vinyl	Devel:	Insulation: Walls:Yes Ceil:Yes		
Roof: Asphalt Shingle	Fuel: Electric	Parking: Garage - Double		
Flooring: Mixed	Heat: Baseboard			
Listed By: Royal Lepage Realty Pk				
Cathers Lake Beauty Warm and delightful, beautifully updated and decorated home located in the South Jingle Pot area of Cathers and Westwood Lakes in Nanaimo. Over 2100 sq ft with a functional open plan main living up as well as 3 bedrooms and 2 baths. The kitchen is light, bright and cheery with plenty of counter space and skylight				

	Addr: 1328 Thalia Place	Unit:	MLS#: 272393	List Price: \$349,000
	Zone: Zone 4- Nanaimo	Frontage:	Bed: 3	Sale Price:
	Sub: Z4 University District	Depth:	Bath: 2	Sale Date:
	Type: Single Family	Status: Active	Ensuite: 1	Possession: TBA
Sq Ft: 1,612	Taxes: \$2,993 Yr: 2008	Age: 2	Title: Freehold	
Bldg Char: Rancher	Lot Size: 7841 sq.ft.	# Fireplaces: 1		
Constr.: Frame	Bsmt: Crawl	Fireplace: Natural Gas		
Exterior: Vinyl	Devel:	Insulation: Walls:Yes Ceil:Yes		
Roof: Asphalt Shingle	Fuel: Natural Gas	Parking: Garage - Double		
Flooring: Wall to Wall Carpet,	Heat: Forced Air			
Listed By: RE/MAX Of Nanaimo Na				
PRE-FORECLOSURE - Best Buy in University District. Beautiful design inside and out brand new 3 bedroom, 2 full bathroom rancher in quiet family oriented neighbourhood. Easy access to the Parkway to take you either uptown or downtown and very close to Vancouver Island University (Malaspina), to Westwood Lake recreation and				


John Cooper
Phone: (250) 754-1223

RE/MAX Of Nanaimo Dt
Phone: (250) 754-1223




Addr: 6290 Phantom Road	Unit:	MLS#: 268683	List Price: \$400,000
Zone: Zone 4- Nanaimo	Frontage:	Lot Size: 4.94 acres	Sale Price:
Sub: Z4 Upper Lantzville	Depth:	Zoning: RU 1	Sale Date:
Type: Lots/Acreage	Status: Active	Z. Type: Single Family	Possession:TBA
Prop:	Taxes: \$1,663 2008	Title: Freehold	
Subdivision:	Elementary:	Water: Drilled Well	
Strata Fee:	Middle:	Sewer: Septic - Yes	
Prospectus:	Secondary:		
Restrictions:			
Site Influences: Central location, Private Setting, View - Ocean, Shopping Nearby			
Listed By: Royal Lepage Realty Pk			

North Nanaimo Acreage Check out this incredible 4.94 acres located only minutes away from North Nanaimo. Hydro to lot , natural gas lines, a septic field, and a drilled well (35 gallon per minute) are already in place. The lot has subdivision potential and would make an excellent investment property, or build your dream home and enjoy ocean, mountain, and mainland views. Spectacular sunrises and sunsets! Packed with Potential !




Addr: 2128 Mountain Vista Drive	Unit:	MLS#: 271712	List Price: \$412,000
Zone: Zone 4- Nanaimo	Frontage:	Bed: 5	Sale Price:
Sub: Z4 Diver Lake	Depth:	Bath: 3	Sale Date:
Type: Single Family	Status: Active	Ensuite: 1	Possession:TENANCY
Sq Ft: 2,422	Taxes: \$3,278 Yr: 2008	Age: 3	Title: Freehold
Bldg Char: Grd Lev Ent-Main Up	Lot Size: 6459 sq.ft.	# Fireplaces: 1	
Constr.: Frame	Bsmt: Crawl	Fireplace: Natural Gas	
Exterior: Vinyl	Devel: Fully Finished, Suite	Insulation: Walls:Yes Ceil:Yes	
Roof: Asphalt Shingle	Fuel: Electric	Parking: Garage - Double	
Flooring: Mixed	Heat: Baseboard		
Listed By: RE/MAX Of Nanaimo Na			

Court ordered sale. Property is purchased on a strictly "as, where is" basis with no representations or warranties from the vendor whatsoever. All offers have to have a minimum \$5000 deposit by bank draft or certified cheque. Offers have to have exact legal names of the buyers and two full business days are required for a response. Offers




Addr: 4960 Ney Drive	Unit:	MLS#: 271641	List Price: \$439,900
Zone: Zone 4- Nanaimo	Frontage:	Bed: 4	Sale Price:
Sub: Z4 North Nanaimo	Depth:	Bath: 3	Sale Date:
Type: Single Family	Status: Active	Ensuite: 1	Possession:TBA
Sq Ft: 2,510	Taxes: \$3,365 Yr: 2009	Age: 2	Title: Freehold
Bldg Char: M Lev Ent w/Bsmt	Lot Size: 7965 sq.ft.	# Fireplaces: 1	
Constr.: Frame	Bsmt: Full	Fireplace: Natural Gas	
Exterior: Vinyl	Devel: Suite	Insulation: Walls:Yes Ceil:Yes	
Roof: Asphalt Shingle	Fuel: Natural Gas	Parking: Garage - Double	
Flooring: Mixed	Heat: Forced Air		
Listed By: RE/MAX Of Nanaimo Dt			

Excellent opportunity to own this 4 bedroom, 3 bathroom Rocky Point home, only 3 years old!!! Main Level Entry, lower floor is set up as a suite! Unique home featuring all the modern conveniences and quality that you expect in a new home and wide open living spaces. Foreclosure sale "As is- Where is"



Addr: 6505 Kestrel Cres	Unit:	MLS#: 273996	List Price: \$494,900
Zone: Zone 4- Nanaimo	Frontage:	Bed: 5	Sale Price:
Sub: Z4 North Nanaimo	Depth:	Bath: 4	Sale Date:
Type: Single Family	Status: Active	Ensuite: 2	Possession:TBA
Sq Ft: 3,135	Taxes: \$4,236 Yr: 2008	Age: 6	Title: Freehold
Bldg Char: 2 Storey-Main Lev Ent	Lot Size: 6459 sq.ft.	# Fireplaces: 1	
Constr.: Frame	Bsmt:	Fireplace: Natural Gas	
Exterior: Stone, Hardi Plank	Devel: Fully Finished, Suite	Insulation: Walls:Yes Ceil:Yes	
Roof: Asphalt Shingle	Fuel: Natural Gas	Parking: Garage - Double,	
Flooring: Mixed	Heat: Forced Air		
Listed By: Sutton Group-West Coast Realty			

Complete with excellent revenue, Upstairs rented out at \$1895 Downstairs \$1200 They would love to sign up a long term rental agreement. Nestled in the most sought after subdivision one block from the ocean with public access to the Ocean and pebble beach perfect for strolls or tossing a stick for the dog. Full Ocean views from the




Addr: 6115 Glacier Way	Unit:	MLS#: 273448	List Price: \$788,000
Zone: Zone 4- Nanaimo	Frontage:	Lot Size: 1.10 acres	Sale Price:
Sub: Z4 North Nanaimo	Depth:	Zoning: RM5	Sale Date:
Type: Lots/Acreage	Status: Active	Z. Type: Multi-Family	Possession:TBA
Prop:	Taxes: \$4,513 2008	Title: Freehold	
Subdivision:	Elementary:	Water: Municipal	
Strata Fee:	Middle:	Sewer: Available	
Prospectus: Not Applicable	Secondary:		
Restrictions: None			
Site Influences: View - Ocean			
Listed By: RE/MAX Ocean Pointe Ld			

Foreclosure; seller has order of absolute. The seller will carry financing. A development permit is available. 26 unit condo project. 24 two bedrooms, plus 2 one bedrooms. Plans and approval are available. Ready for construction. Fabulous views, excellent location. Close to shopping, restaurants, and a fitness centre.

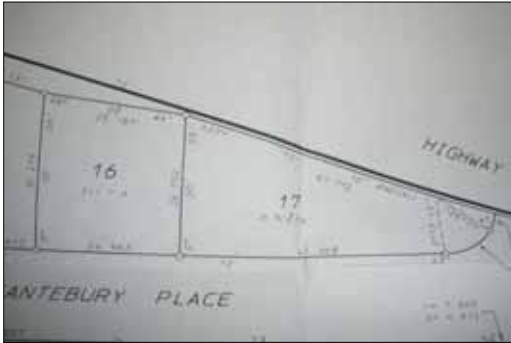
John Cooper
Phone: (250) 754-1223

RE/MAX Of Nanaimo Dt
Phone: (250) 754-1223




Addr: 4050 Morningside Drive	Unit:	MLS#: 255945	List Price: \$3,950,000
Zone: Zone 4- Nanaimo	Frontage:	Bed: 5	Sale Price:
Sub: Z4 Hammond Bay	Depth:	Bath: 5	Sale Date:
Type: Single Family	Status: Active	Ensuite: 1	Possession:TBA
Sq Ft: 5,780	Taxes: \$21,899 Yr: 2008	Age: UN	Title: Freehold
Bldg Char: M Lev Ent w/Bsmt	Lot Size: 3.10 acres	# Fireplaces: 3	
Constr.: Frame	Bsmt: Full	Fireplace: Wood	
Exterior: Brick & Siding	Devel: Partly Finished	Insulation: Walls:Unk Ceil:Unk	
Roof: Tile	Fuel: Oil	Parking: Multiple C/P	
Flooring: Mixed	Heat: Baseboard		
Listed By: Coast Realty Group (Na)			

"LEVEL OCEANFRONT ACREAGE" Very unique parcel of prime waterfront property, situated in the heart of Nanaimo. Fronting on Piper Lagoon with the ocean being virtually on 3 sides & the possibility of summer moorage. Improvements consist of a level entry home of approx 5800 sqft w/lge kitch & BI BBQ + 2 BI ovens, etc. The



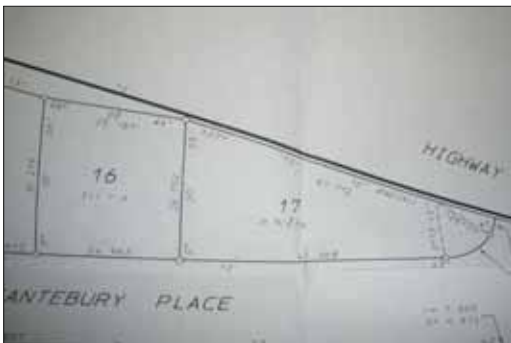
Addr: 1049 Canterbury Place	Unit:	MLS#: 269999	List Price: \$124,900
Zone: Zone 5- Parksville/Qualicum	Frontage:	Lot Size: 11000 sq.ft.	Sale Price:
Sub: Z5 Qualicum Beach	Depth:	Zoning: RS1	Sale Date:
Type: Lots/Acreage	Status: Active	Z. Type: Single Family	Possession:TBA
Prop:	Taxes: \$1,387 2008	Title: Freehold	
Subdivision: Chartwell Estates	Elementary: Arrowview	Water: To Lot	
Strata Fee:	Middle: Qualicum	Sewer: To Lot	
Prospectus:	Secondary: Kwalikum		
Restrictions:			
Site Influences: Golf Course Nearby, Private Setting, Shopping Nearby, Curb & Gutter,			
Listed By: Royal Lepage Realty Pk			

This is it "the last chance to build in Chartwell". Developer controlled and approved home designs, private limited access, landscaped island entrance with no-thru roads. Underground serviced lot. This small community has been well planned and sought after for years, so take advantage of all its benefits, like great drinking water, a transit system, road cleaning and all other amenities. Relax, do some fishing, skiing, hiking or how about world class golf.




Addr: 309 Morison Ave	Unit: 109	MLS#: 269512	List Price: \$126,900
Zone: Zone 5- Parksville/Qualicum	Title: Strata	Bed: 2	Sale Price:
Sub: Z5 Parksville	Status: Active	Bath: 1	Sale Date:
Type: Condo/Strata	Taxes: \$1,337 Yr: 2008	Ensuite: 1	Possession:TBA
Style: Apartment	Total Area: 1,060	Age: 28	Title: Strata
Stores: 3	Basement:	Parking: Underground Garage, Visitor	
# in Bldg: 27	Fuel: Electric	Outdoor: Two Patios	
# Firepl:	Heat: Baseboard	Listed By: Royal Lepage Realty Qu	
Laundry In Unit	Strata Fee: \$149	Fee Incl: Management, Caretaker, Maintenance	
Complex: Azalea			
Amenities: Secured Entry, Elevator, Storage Unit			

GREAT INVESTMENT CONDO in the heart of Parksville. walk to shopping, beach, work & recreation. Located in popular Azalea Terrace offering secured entry, underground secured parking & storage. This affordable condo is a end unit with a spacious patio area, in suite laundry & quick possession is available.



Addr: 1041 Canterbury Place	Unit:	MLS#: 270001	List Price: \$129,900
Zone: Zone 5- Parksville/Qualicum	Frontage:	Lot Size: 7841 sq.ft.	Sale Price:
Sub: Z5 Qualicum Beach	Depth:	Zoning: RS1	Sale Date:
Type: Lots/Acreage	Status: Active	Z. Type: Single Family	Possession:TBA
Prop:	Taxes: \$1,258 2008	Title: Freehold	
Subdivision: Chartwell Estates	Elementary: Arrowview	Water: To Lot	
Strata Fee:	Middle: Qualicum	Sewer: To Lot	
Prospectus:	Secondary: Kwalikum		
Restrictions:			
Site Influences: Easy Access, Golf Course Nearby, Private Setting, Curb & Gutter, No			
Listed By: Royal Lepage Realty Pk			

This is it "the last chance to build in Chartwell". Developer controlled and approved home designs, private limited access, landscaped island entrance with no-thru roads. Underground serviced lot. This small community has been well planned and sought after for years so take advantage of all its benefits, like great drinking water, a transit system, road cleaning and all the rest of us. Court ordered sale! Subject to court approval!




Addr: 1250 Westerne Heights Road	Unit:	MLS#: 272609	List Price: \$145,000
Zone: Zone 5- Parksville/Qualicum	Frontage:	Bed: 2	Sale Price:
Sub: Z5 Area F	Depth:	Bath: 1	Sale Date:
Type: Single Family	Status: Active	Ensuite:	Possession:TBA
Sq Ft: 960	Taxes: \$752 Yr: 2008	Age: 6	Title: Freehold
Bldg Char: Rancher	Lot Size: 4356 sq.ft.	# Fireplaces:	
Constr.: Frame	Bsmt: Slab	Fireplace:	
Exterior: Vinyl	Devel:	Insulation: Walls:Yes Ceil:Yes	
Roof: Asphalt Shingle	Fuel: Electric	Parking: Open	
Flooring: Mixed	Heat: Baseboard		
Listed By: Realty Executives Mid-Island			


5 year old 2 bedroom rancher with detached garage. Only 10 minutes from Coombs. Rural setting with creek nearby with beaver dams. Great starter home or investment. Situated in a very rustic community. All information must be verified.

John Cooper
Phone: (250) 754-1223


RE/MAX Of Nanaimo Dt
Phone: (250) 754-1223




Addr: 819 Mallory Ave	Unit:	MLS#: 269091	List Price: \$309,900
Zone: Zone 5- Parksville/Qualicum	Frontage:	Bed: 3	Sale Price:
Sub: Z5 Parksville	Depth:	Bath: 2	Sale Date:
Type: Single Family	Status: Active	Ensuite: 1	Possession: TBA
Sq Ft: 1,900	Taxes: \$2,449 Yr: 2008	Age: 17	Title: Freehold
Bldg Char: Rancher	Lot Size: 9147 sq.ft.	# Fireplaces: 1	
Constr.: Frame	Bsmt: Slab	Fireplace: Natural Gas	
Exterior: Vinyl	Devel: None	Insulation: Walls:Unk Ceil:Unk	
Roof: Asphalt Shingle	Fuel: Electric	Parking: Other	
Flooring: Mixed	Heat: Baseboard		
Listed By: Realty Executives Mid-Island			
Foreclosure - Court Order Sale - 3 bedrooms, 2 baths, open kitchen and adjoining family room. Separate dining room. Some tile flooring. Vinyl siding. Close to schools and shopping.			




Addr: 1685 Nahmint Road	Unit:	MLS#: 267965	List Price: \$320,000
Zone: Zone 5- Parksville/Qualicum	Frontage:	Bed: 4	Sale Price:
Sub: Z5 Qualicum North	Depth:	Bath: 3	Sale Date:
Type: Single Family	Status: Active	Ensuite: 1	Possession: TBA
Sq Ft: 2,880	Taxes: \$1,550 Yr: 2007	Age: 2	Title: Freehold
Bldg Char: M Lev Ent w/Bsmt	Lot Size: 2.50 acres	# Fireplaces:	
Constr.: Frame	Bsmt: Part	Fireplace:	
Exterior: Wood	Devel: Unfinished	Insulation: Walls:Yes Ceil:Yes	
Roof: Asphalt Shingle	Fuel: Electric	Parking:	
Flooring: Mixed	Heat: Baseboard		
Listed By: RE/MAX First Realty Pk			
Court ordered foreclosure sale. This is great value for a newer home on a small acreage in Oceanside. This spacious home offers a finished main floor (ranch style) of 1980 sqft and a 900 sqft unfinished, separately accessed basement that would be perfect as a workshop. The main floor also offers a complete 1 bedroom suite			



Addr: 3230 Palmer Road	Unit:	MLS#: 273744	List Price: \$1,050,000
Zone: Zone 5- Parksville/Qualicum	Frontage:	Bed: 3	Sale Price:
Sub: Z5 Area F	Depth:	Bath: 1	Sale Date:
Type: Farm/Ranch	Status: Active	Ensuite:	Possession: TENANCY
Sq Ft: 3,765	Taxes: \$911 Yr: 2008	Age: 3	Title: Freehold
Bldg Char: Other	Lot Size: 19.00 acres	# Fireplaces:	
Constr.: Frame	Bsmt:	Fireplace:	
Exterior: Wood	Devel:	Insulation: Walls:Yes Ceil:Yes	
Roof: Metal	Fuel: Electric	Parking:	
Flooring: Mixed	Heat: Baseboard		
Listed By: Sutton Group Whitecap Realty			
Incredible Equestrian / Revenue property only minutes from Qualicum Beach. Fantastic 19 acres can accommodate a full scale boarding business with huge 15 + stall, 4700 square ft barn with finished accommodations to room guests or hired help plus a second renovated character log home. For the serious			



Addr: 3230 Palmer Road	Unit:	MLS#: 273817	List Price: \$1,050,000
Zone: Zone 5- Parksville/Qualicum	Frontage:	Bed: 3	Sale Price:
Sub: Z5 Area F	Depth:	Bath: 1	Sale Date:
Type: Single Family	Status: Active	Ensuite:	Possession: TENANCY
Sq Ft: 3,765	Taxes: \$911 Yr: 2008	Age: 3	Title: Freehold
Bldg Char: Other	Lot Size: 19.00 acres	# Fireplaces:	
Constr.: Frame	Bsmt:	Fireplace:	
Exterior: Wood	Devel:	Insulation: Walls:Yes Ceil:Yes	
Roof: Metal	Fuel: Electric	Parking:	
Flooring: Mixed	Heat: Baseboard		
Listed By: Sutton Group Whitecap Realty			
Incredible Equestrian / Revenue property only minutes from Qualicum Beach. Fantastic 19 acres can accommodate a full scale boarding business with huge 15 + stall, 4700 square ft barn with finished accommodations to room guests or hired help plus a second renovated character log home. For the serious			




Addr: 4625 Angus Street	Unit:	MLS#: 268972	List Price: \$139,900
Zone: Zone 6- Port Alberni	Frontage: 66	Bed: 3	Sale Price:
Sub: Z6 Port Alberni	Depth: 153	Bath: 1	Sale Date:
Type: Single Family	Status: Active	Ensuite:	Possession: TENANCY
Sq Ft: 1,650	Taxes: \$1,716 Yr: 2008	Age: 68	Title: Freehold
Bldg Char: M Lev Ent w/Bsmt	Lot Size: 10018 sq.ft.	# Fireplaces: 1	
Constr.: Frame	Bsmt: Not Full Height	Fireplace: Natural Gas	
Exterior: Other	Devel: Partly Finished	Insulation: Walls:Unk Ceil:Unk	
Roof: Asphalt Shingle	Fuel: Electric	Parking: Carport - Single	
Flooring: Mixed	Heat: Baseboard		
Listed By: RE/MAX Mid-Island Realty PA			
Needs some TLC. This home sits on one of the largest city lots in the Alberni Valley coming in at .23 acres! With alley access, garage and separate carport this home features 200 amp service, electrical throughout, Large kitchen and living room, new hot water tank, new plumbing and new permitter drain.			


This Information has been provided to you by:

John Cooper
Phone: (250) 754-1223


RE/MAX Of Nanaimo Dt
Phone: (250) 754-1223




Addr: 2515 11th Ave	Unit:	MLS#: 269681	List Price: \$143,900
Zone: Zone 6- Port Alberni	Frontage: 66	Bed: 4	Sale Price:
Sub: Z6 Port Alberni	Depth: 112	Bath: 2	Sale Date:
Type: Single Family	Status: Active	Ensuite:	Possession: TBA
Sq Ft: 1,976	Taxes: \$1,569 Yr: 2008	Age: 54	Title: Freehold
Bldg Char: M Lev Ent w/Bsmt	Lot Size: 7392 sq.ft.	# Fireplaces:	
Constr.: Frame	Bsmt: Full	Fireplace: Wood	
Exterior: Stucco	Devel: Partly Finished	Insulation: Walls:Unk Ceil:Unk	
Roof: Asphalt Shingle	Fuel: Oil	Parking: Open	
Flooring: Mixed	Heat: Forced Air		
Listed By: RE/MAX Mid-Island Realty PA			
COURT ORDERED SALE with Potential. 2+2 bedroom basement on level lot in good area. A great project for the handy investor.			




Addr: 4037 Steede Ave	Unit:	MLS#: 269791	List Price: \$159,900
Zone: Zone 6- Port Alberni	Frontage: 65	Bed: 4	Sale Price:
Sub: Z6 Port Alberni	Depth: 120	Bath: 2	Sale Date:
Type: Single Family	Status: Active	Ensuite:	Possession: TBA
Sq Ft: 2,000	Taxes: \$2,096 Yr: 2008	Age: 948	Title: Freehold
Bldg Char: M Lev Ent w/Bsmt	Lot Size: 7251 sq.ft.	# Fireplaces: 2	
Constr.: Frame	Bsmt: Full	Fireplace: Wood, Woodstove	
Exterior: Wood	Devel: Partly Finished	Insulation: Walls:Yes Ceil:Yes	
Roof: Asphalt Shingle	Fuel: Oil	Parking: Garage - Single	
Flooring: Mixed	Heat: Forced Air		
Listed By: RE/MAX Mid-Island Realty PA			
Foreclosure; This 3+1 bedroom home with approximately 2000 sqft of living space is in prime upper Echo area. The home offers full height basement, separate detached garage, 65x120 lot and alley access. TLC needed. Court ordered sale.			



Addr: 2751 12th Ave	Unit:	MLS#: 272293	List Price: \$160,000
Zone: Zone 6- Port Alberni	Frontage:	Bed: 3	Sale Price:
Sub: Z6 Port Alberni	Depth:	Bath: 3	Sale Date:
Type: Single Family	Status: Active	Ensuite:	Possession: TBA
Sq Ft: 2,506	Taxes: \$1,925 Yr: 2008	Age: 81	Title: Freehold
Bldg Char: M Lev Bsmt & 2nd	Lot Size: 7280 sq.ft.	# Fireplaces:	
Constr.: Frame	Bsmt: Not Full Height	Fireplace:	
Exterior: Stucco	Devel: Unfinished	Insulation: Walls:Unk Ceil:Unk	
Roof: Asphalt Shingle	Fuel: Oil	Parking: Other	
Flooring: Mixed	Heat: Forced Air		
Listed By: RE/MAX Mid-Island Realty PA			
TAKE A LOOK at this! 1928 heritage home with newer; vinyl thermal windows, kitchen, bathroom, roof, stucco exterior, oil furnace & tank and updated plumbing. Separate in-law suite almost ready to rent (ie; needs some finishing). 2,500 square feet including full unfinished low height basement on a 70x104 level lot with alley access.			



Addr: 6224 Cherry Creek Road	Unit:	MLS#: 269234	List Price: \$165,900
Zone: Zone 6- Port Alberni	Frontage:	Bed: 2	Sale Price:
Sub: Z6 Port Alberni	Depth:	Bath: 1	Sale Date:
Type: Single Family	Status: Active	Ensuite:	Possession: TBA
Sq Ft: 1,180	Taxes: \$808 Yr: 2007	Age: UN	Title: Freehold
Bldg Char: 2 Storey-Main Lev Ent	Lot Size: 20473 sq.ft.	# Fireplaces:	
Constr.: Frame	Bsmt:	Fireplace:	
Exterior: Wood	Devel:	Insulation: Walls:Unk Ceil:Unk	
Roof: Asphalt Shingle	Fuel: Natural Gas	Parking:	
Flooring: Mixed	Heat: Forced Air		
Listed By: Coldwell Banker V.I. Realty			
GREAT DEAL in prime Cherry Creek location. Bring your ideas to this Cherry Creek cutie situated on 0.47 of an acre. If privacy is what you desire, then look no further. Detached garage, close to shopping and golf course nearby. Don't miss out on this steal. Court order sale, as is where is.			




Addr: Lt 1 Sunset Point Road	Unit:	MLS#: 271310	List Price: \$875,000
Zone: Zone 6- Port Alberni	Frontage:	Lot Size: 1.30 acres	Sale Price:
Sub: Z6 Ucluelet	Depth:	Zoning: CD-2	Sale Date:
Type: Lots/Acreage	Status: Active	Z. Type: Single Family	Possession: UPON
Prop:	Taxes: \$8,689 2008	Title: Freehold	
Subdivision:	Elementary:	Water: To Lot	
Strata Fee:	Middle:	Sewer: To Lot	
Prospectus:	Secondary:		
Restrictions: Build. Scheme			
Site Influences: Easy Access, View - Ocean, Southern Exp, Recreation Nearby, No Thru			
Listed By: RE/MAX Mid-Island Realty UC			
This property is an incredibly stunning Open Ocean crashing surf homesite ready for your dream home or vacation getaway. The views are West and Southwest looking out onto the waves crashing on the rocks and the wild Pacific Ocean. The view of the unobstructed sunsets is as we expect on the West Coast, breath taking. There is access to a small pocket beach in front. It is a short hike over the headland and beach front to the Big Beach access of the			

This Information has been provided to you by:

John Cooper
Phone: (250) 754-1223

RE/MAX Of Nanaimo Dt
Phone: (250) 754-1223

	Addr: 7361 Teakerne Drive		Unit:	MLS#: 271418	List Price: \$27,500
	Zone: Zone 7- North Island	Frontage:	Bed: 1	Sale Price:	
	Sub: Z7 Port Hardy	Depth:	Bath:	Sale Date:	
	Type: Single Family	Status: Active	Ensuite:	Possession: TBA	
	Sq Ft: 816	Taxes: \$529 Yr: 2008	Age: 30	Title: Freehold	
Bldg Char: Rancher	Lot Size: 6098 sq.ft.	# Fireplaces:			
Constr.: Manufactured/Mobile	Bsmt:	Fireplace:			
Exterior: Vinyl	Devel:	Insulation: Walls:Unk Ceil:Unk			
Roof: Metal	Fuel: Other	Parking: Open			
Flooring: Mixed	Heat: Other				
Listed By: Coast Realty Group (Na)					
If you're looking for your first home or need a project to keep you busy over the spring months, then look no further. This home is in need of some major renovations and is priced accordingly.					