

1024B Campbell St. - The Ultimate Full or Part Time West Coast Getaway



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This Listing Information has been provided to you by:

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PEMBERTON HOLMES - CLOVERDALE
 805 Cloverdale Ave #150, Victoria, BC, V8X 2S9

805 C Status Type Zoning Style Constrct Exterior Roof Foundtn Drive A. Accom Heat/Air Fuel	244626 Active Single Family Residential West Coast, Post & Beam Frame Wood 2x6, Insulation Ceiling, Insulation Walls, Wood Fibreglass Shingle Concrete Poured, Slab Exp. Agg., Gravel/Dirt Addl Accomodation Existing, Bed & Breakfast Potential Baseboard, Floor Radnt, Hot Water Electric	Address District Area Complex	1024B CAMPBELL ST UI Port Alberni UIPA Tofino	Unit PC	VOR 220	Bedrooms Bathrooms Year Built	7 5 2003	Current Price Original Price 2008/08/06	1,579,000 1,649,000 1,579,000
		Seller Ph	ROY P. BUCHANAN Tenant Ph			SqFt Fin SqFt Unfin	3,955 2,153	Uncon Date Sale Price	DOM 203
		Elementary School Middle School High School	Up-Island School Up-Island School Up-Island School			Title	Freehold	Taxes \$	5,000 For Year 2007
		Fin Opt Fin Note	Buyer To Fin 2007 Taxes of \$5,000 are an estimate, check with LS City/Munic.			Legal Description Lot B	Block	PID No.	026-937-271
		Water Waste	City/Municipal Sewer/Municipal			Lot B	Block	Sec	Dist 9 Plan VIP82419
						Fireplaces Basement Parking	Living Rm None Carport Double, Driveway, RV,	No. Hght Spcs	1 10

Room Sizes rounded to nearest ft. [Main Level 1]					Lot Info	Width SqFt Shape	Depth Acres Y. Faces	Strata Information	Lot Size In Complex: Units In Building: Units Mthly Asses Managed by
Floors	Level 1	Level 2	Level 3	Other	Features	47,916	1.10		Lvls/Unit Bldgs Floors Lease Yrs
Total SqFt	2,423		1,938	1,747		View: Mtn, View: Water, Wfront: Ocean, Level, Private, Not in ALR, Reg Bldg Scheme			
Entrance	13x7				Assess Incl				
Living	19x19				Shared Amen				
Dining	13x11				Appliances				Central Vac/Equip, Dishwasher, Dryer, Elec Over/Range, Fridge, Microwave, Washer, Hot Tub Ext, F/S/W/D
Kitchen	13x10				Interior				Bar, Ceil Vaulted, Dining-Living Combo, French Doors, HRV Unit, Laundry In-Unit, Sauna/Steam Rm, Soaker Tub
Mast BR	13x12				Features				
Bathroom	4pc		4pc	4pc	Exterior				Guest Accommodations, Landscaped, No Step Entrance, Patio, Workshop
Games Rm	25x16				Features				
Bedroom	12x10		10x10	10x10	Special Info				No Rental Restr
Bedroom	11x10		10x10	10x10					
Ensuite	11pc								
Bathroom	4pc								
Living-Addl.			16x15	11x8					
Workshop			16x15	21x11					
			31x35	31x30					

This 1.1 acre semi-waterfront property overlooks Clayquot Sound. Main residence is a luxurious open plan rancher with vaulted ceilings & lovely water views. 2nd building is a large workshop plus suite; income from this combined with vacation rentals of main house brought in over \$78,000 in 2007 & still allowed owner time for personal use. Other features include; In floor heating; Black marble FP; Gorgeous built-in fir cabinetry thru out; Baseboards, trim & doors are also fir; HRV air filtration system. Large games room has a pool table, sitting area, sauna & wet bar. Master bedrm has ensuite with double soaker tub, separate shower & access to covered patio w/hot tub. Furniture is negotiable. The ultimate full or part time getaway!

Listing Office	0071 PEMBERTON HOLMES -	384-8124	Coop Agt Comm	3.5100K +1.5BaI	Entered	2008/04/21	Listed	2008/04/15
Co-List Office			Possession	TBA	Changed	2008/04/21	Expires	
Listing Agent	02620 MARA, ANDREW	(250) 384-8124	Agent Information Call LS 1st, Tenant					
Co-List Agent								
Board Information	Disclosure Signed, Photo - LS Uploaded, Do not allow Hist Photo							
Showing Instructions	Call LS. As much notice as possible due to short term rentals and tenant in workshop. Co-Listed with Dena Bruno with Re/Max Mid Island Realty in Tofino							
Directions	Drive north on Ucluelet-Tofino Highway, as you enter Tofino township the Highway becomes Campbell St. 1024 is on right							
Phone For Appt.	(250) 384-8124 Lock Box Location None -Call LS							