

Area: Selkirk hill

**PROPERTY INFORMATION**

<b>Legal Description</b>	[REDACTED]
<b>Applicant</b>	[REDACTED]
<b>Assessment - 2021</b>	Land: \$161000 Impr: \$328000 Total: \$489000 Taxes: \$2900.00
<b>Occupancy as declared</b>	Tenant Rent: \$2000
<b>Lot Size</b>	0.18 Acres
<b>Zoning</b>	Residential
<b>Year Built</b>	1983
<b>Above Grade Area</b>	1983 SqFt
<b>Finished Basement Area</b>	1000 SqFt Fully finished
<b>Distances to (km)</b>	Elem: 1 Sec: 1 Transit: 0 Shops: 1 DTown: 1
<b>Topography</b>	Level
<b>Street</b>	Paved Laneway: Yes
<b>Driveway</b>	Private – Triple – Concrete
<b>Parking</b>	Carport Driveway Street Openers: Carport:
<b>Utilities</b>	Water: City Sewer: City Holding Tank: Gas: No Power Lines: Overhead Lights: Yes Curbs: No Sidewalks: No Phone: Yes Cable: Yes WiFi: Yes
<b>Decks/Porches/Patios</b>	# Decks/Patios/Porches: 1/1/1 Solarium: No
<b>Adverse Influences</b>	No
<b>Leasehold</b>	No Fee:
<b>Strata</b>	No Complex: Fee:

**HOUSE INFORMATION**

<b>Construction Complete</b>	Yes Work remaining:
<b>Foundation</b>	Concrete
<b>Siding</b>	Wood More Solid Brick
<b>Roofing</b>	Asphalt Shingle Age (Yrs): Skylights: No
<b>Windows</b>	Metal Double
<b>Exterior Notes</b>	
<b>Insulated Areas</b>	
<b>Flooring</b>	Linoleum More Clay Tile Concrete Laminate
<b>Walls &amp; Ceilings</b>	Drywall
<b>Electrical</b>	Breakers 200 amps
<b>Plumbing</b>	Copper
<b>Heating</b>	Forced Air Other Wood fireplace, electric unit heaters Prop. Electric Baseboard Type: Radiator Type: In-Floor: No AC: Yes
<b>Hot Water</b>	Electric 184 litre 240 volts Boiler-fed:
<b>Built-ins</b>	CVAC: No SecSys: Yes Pool: No Sauna: No Hot Tub: No
<b>Basement: Yes</b>	Full Basement Yes Suite: No – Legal:
<b>Renos within 5 years: Yes</b>	Yes kitchen
<b>Interior Notes</b>	3 storage closets and split level main entry Large entry boot room with sink and furnace and storage closets.
<b>Deficiencies: No</b>	
<b>Property Highlights</b>	Highly desirable neighbourhood, walking distance to nature trails, disc golf, soccer and baseball fields and schools.

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	MAIN	SECOND	OTHER	BASEMENT
ENTRY	2			2
LIVING	1			1
DINING	1			
KITCHEN	1			
BUILT INS	Other			
FULL BATH	2			1
HALF BATH	0			0
BEDS	3			1
FAMILY				1
LAUND				1
DEN				
OFFICE				
STGE				1
MECH.				
TOTAL	8	0	0	7
FPLACE	Yes Wood			

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ROOM PHOTOS – MAIN FLOOR		
<b>KITCHEN</b>	<b>LIVING ROOM</b>	<b>DINING ROOM</b>
		
<b>FAMILY ROOM</b>	<b>LAUNDRY ROOM</b>	<b>DEN</b>
<b>OFFICE</b>	<b>STORAGE</b>	<b>MAIN ENTRY</b>
		
BEDROOM PHOTOS – MAIN FLOOR		
<b>BEDROOM 1</b>	<b>BEDROOM 2</b>	<b>BEDROOM 3</b>
		
<b>BEDROOM 4</b>	<b>BEDROOM 5</b>	<b>BEDROOM 6</b>
FULL BATH PHOTOS – MAIN FLOOR		
<b>FULL BATH 1</b>	<b>FULL BATH 2</b>	<b>FULL BATH 3</b>
		
<b>FULL BATH 4</b>	<b>FULL BATH 5</b>	<b>FULL BATH 6</b>
PART BATH PHOTOS – MAIN FLOOR		
<b>HALF BATH 1</b>	<b>HALF BATH 2</b>	<b>HALF BATH 3</b>
ROOM PHOTOS – BASEMENT		

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KITCHEN	LIVING ROOM	DINING ROOM
		
FAMILY ROOM	LAUNDRY ROOM	DEN
OFFICE	STORAGE	ENTRY
		
BEDROOM PHOTOS – BASEMENT		
BEDROOM 1	BEDROOM 2	BEDROOM 3
		
BEDROOM 4	BEDROOM 5	BEDROOM 6
FULL BATH PHOTOS – BASEMENT		
FULL BATH 1	FULL BATH 2	FULL BATH 3
		
FULL BATH 4	FULL BATH 5	FULL BATH 6
PART BATH PHOTOS – BASEMENT		
HALF BATH 1	HALF BATH 2	HALF BATH 3



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**UTILITIES**

**HEATING**



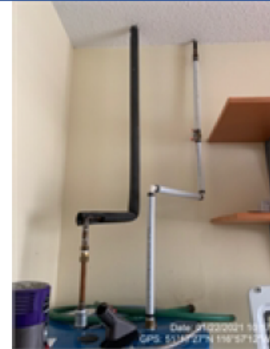
**HOT WATER**



**ELECTRICAL**



**PLUMBING**

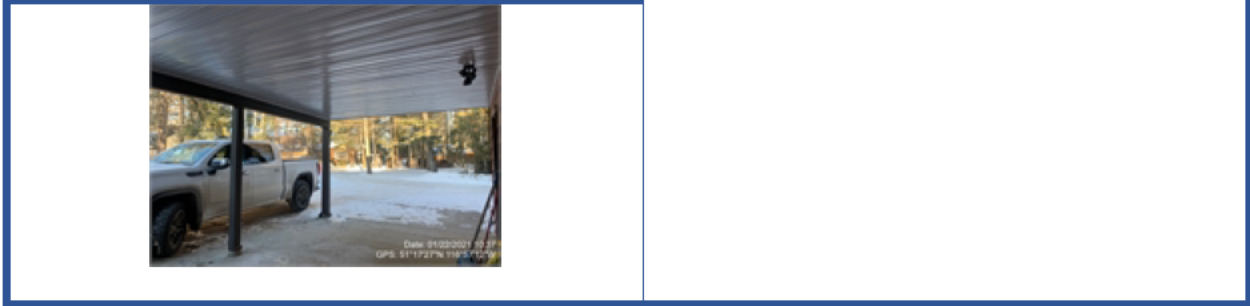


**OTHER PHOTOS**



Photos and Specs of [REDACTED] Golden BC V0A1H6 As of: 22-Jan-2021

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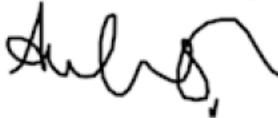
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**DECLARATIONS**

I declare that I am the homeowner and/or occupant of [REDACTED] Golden BC V0A1H6 and grant [REDACTED] of Great West Appraisal permission to use the photos and property details I have personally provided as captured through electronic means for the express and sole purpose of completing an appraisal report for the sole benefit of [REDACTED] on behalf of [REDACTED].

I declare that the photos and property details provided are true, reliable, and credible representations and captured to the best of my knowledge.

I am aware that [REDACTED] on behalf of [REDACTED], and/or Great West Appraisal may request to personally view the property, or have someone on behalf of either party, to confirm the details provided and/or take measurements of the property at a later date.

 [REDACTED] Date: 22-Jan-2021 Email: [REDACTED] Cell: [REDACTED]	Appraiser: [REDACTED] Cell: [REDACTED] Appraisal Firm: Great West Appraisal
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