

# Vogue Realty Inc.

Real Estate Brokerage  
 P O Box 7  
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 P9N 3X1



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 See Also: [www.mls.ca](http://www.mls.ca)

## 1527 Sixth Street South Develop this 2.78 Acres

**Offered @ \$115,900.**

1526      061103      MLS #

**LOT DESCRIPTION:** Approx. 2.78 acres of private serviced land within city limits.  
 Estate sized property nicely treed acreage.  
 Potential for subdivision.  
**Survey:** Lot plan, dated July 2, 1985, copy on file.  
**Zoning:** R-1.  
**Drive:** Private curved drive with plenty of parking space.  
**Garage:** Detached, 24' x 24', two car garage at driveway entrance.  
 Cement floor, some drywall inside, partially insulated.  
 Separate meter with 25 amp breaker panel in garage.  
 Wood burning stove.



**Taxes 2006:** \$1,247.04  
**Assessment 2006:** \$82,000.00  
**IMPROVEMENTS:**



**EXTERIOR:** Approx. 800 sq. ft. 2 bdrm bungalow.  
 Wood frame, 2 x 4 construction, circa 1946.  
 In 1994 many upgrades were done to this home,  
 Some are listed below;  
 +Exterior cladding is cedar siding.  
 Aluminium soffit and fascia.  
 Dual pane windows.  
 Mid-efficiency gas, f/a furnace suspended, in crawl space.  
 Wiring, 100 amp break panel.  
 Outside deck in brown treated wood.



**Insulation:** Mixed. **Shingles:** New Asphalt, Nov. 2004  
 Ceiling, wood chips and blown in Zonolite.  
 Walls, pink insulation, plus 1 1/2" blue  
 Styrofoam installed under cedar siding in 1994.

**INTERIOR:** Large foyer, with plenty of closet space.  
 Main floor laundry area in foyer.  
**Kitchen:** Eat-in kitchen, ample cabinet space, vinyl flooring.  
**Living Room:** Bright living room, fir flooring.  
**Bathrooms:** Larger 4 pc. bath.  
**Bedrooms:** Master bedroom, fir flooring.  
 Second bedroom, fir flooring.

**CHATTELS INCLUDED:** None.  
**EXCLUDED:** None.  
**RENTALS EXCLUDED:** None.

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- HOT WATER TANK:**                      40 gal, electric, rented.
- SERVICES:**                      **Sewer:** City.                      **Water:** City.  
   **Phone/Cable:** Yes/Yes                      **Hydro:** 100 amp break panel, wiring upgraded in 1994.  
   **Nat Gas:** Yes                                      Separate meter with 25 amp breaker panel in garage.
- HEAT:**                                      Forced air nat. Gas mid-efficiency furnace, new in 1994.  
   Heat costs for 12 months not available as it is a rental home.
- MORTGAGE:**                              Treat as clear.
- EXTRAS:**                                      Serviced, estate acreage within City limits, lots of privacy.
- COMMENTS:**                              Build your hideaway dream home within the City limits.  
   Your gardeners home already in place.
- SHOWINGS:**                                      Prefer 24 hr notice. Home is rented.
- POSSESSION:**                                      Negotiable. Subject to Landlord & Tenant Act.