



<b>Address of Property-</b>	<b>Address of Property- 2550 A &amp; B Soderholm Ct</b>
<b>Municipality or District-</b>	Campbell River, British Columbia
<b>Legal Description</b>	Strata Lot A, District Lot 218, Comox Plan V9P 4283

Landscaping			Driveway			Electrical			
	Excellent	X	Private		Single	X	Concrete	X	Underground
	Good		Mutual	X	Double		Asphalt		Overhead
X	Average		None		Each				

### Neighborhood Description

	Nature of District		Trend of District		Conformity of SubJ.		Av. age of properties in Neighbourhood
X	Residential		Improving		Inferior		
	Rural	X	Stable		Similar		NEW-20 years
	Mixed		Deteriorating	X	Superior		Area built up 100%
Elementary School 5 BLOCK Secondary School 5 BLOCK					Public transportation 1 BLOCK Shopping Facilities 1 BLOCK Down Town 5 Miles		

### Site Description Description of Improvements- Exterior

Site Dimensions	36' * 118'	X	Paved Road	X	Telephone
Site Area	7575 (Approx)	X	Sidewalk	X	Gas
Configuration	Irregular, Cul de sac	X	Curbs	X	Municipal
Zoning	Residential 1-A (Legal Suite)	X	Street Lights	X	Sanitary
		X	Cablevision	X	Storm Sewer

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	Excellent	X	Private		Single	X	Concrete	X	Underground
	Good		Mutual	X	Double		Asphalt		Overhead
X	Average		None		Each				



Year built	1997		Estimated Remaining Life - (Yrs) 60					
Floor Area		Basement		Type of Building		Design		Construction
Main	1074	X Full	X	Detached		One Storey	X	Wood Frame
2nd	700	Partial		Semi-detached		Split Level		
3rd		Crawlspace		Row	X	Basement		
Total	<b>1,774</b>	<b>700 sq ft</b>		Duplex	X	2 Storeys		

Window Sash/ Glazing	Exterior Finish	Roof Material	Overall Ext. Condition
Vinyl Thermal	Vinyl	Asphalt Shingles	Good

**Description of Improvements-Interior**

	Insulation		Flooring	Walls	Ceiling	Finish
X	Ceiling	X	W/W Carpet	Drywall	Textured	Drywall
X	Walls		Soft wood		Drywall	
	Basement		Hardwood			
	Crawl	X	Linoleum			

Floor Plan	Closets	Bedroom	Bathroom (#)	Overall Int. Condition
Good	Good	Large	- 2-Pc	X Good
X Average	X Average	5 Average	3 - 3-Pc	X Average
Fair	Fair	Small	4-Pc	Poor
Poor	Poor		5-Pc	Custom

Foundation	Plumbing Lines	Electrical	Water Heater	Heating System
X Poured Concrete	Copper Lines	Fuses	Gas	Forced Air
Concrete Block	X PVC	X Breakers	X Electrical	Gravity
Concrete Slab	Galvanized		Poor	Hot Water
Brick / Stone			Custom	X Baseboard

**Rated Capacity of Main Breakers –2\* 100 amps**

**Built –in Appliances\Extra Features:**

2	Stove	Vacuum	Central air	Sauna	2	Washer\Dryer
2	Oven	Garbage Disposal	Air Cleaner	Whirlpool		Skylights
2	Dishwasher	Fireplace(s)	Security System	Swimming Pool		Garage openers

**Basement Finishes:** The Basement is fully finished into a 2 bedroom suite including 5 appliances. **Garage/ Carports:** Single Garage for upper unit. **Decks, Patios, other Improvements:** Deck for upstairs, Patio and storage shed for down stairs. Fenced yard. **Comments:** This Revenue property has a legal suite in the basement with three bedrooms upstairs and two bedrooms down. The upper master bedroom has an ensuite and a walk-in closet. The upper unit has its own private deck each unit has five appliances. The exterior of the building has low exterior maintaince finish. The home has been well maintained and is very clean. The area offers many amenities such as shopping, arena, pool, schools; etc. This makes an ideal revenue property.

**Room Allocation**

Level:	Main	Second	Third	Basement
Bedrooms	3			2
Entrance	X			X
Living	X			X
Dining	X			X
Kitchen	X			X
Full Bath	2			1
Family				
Laundry				
Others:				

- Note: For more information on the CASH FLOW summary about this property, please contact us.