


Presented by: **Aaron Anthony**  
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<b>Christina Lake, Grand Forks Rural</b>		<b>MLS# K206937</b>		<b>Land Only</b>
<b>1535 THOMPSON RD</b>				<b>Active</b>
	List Price:	<b>\$78,000</b>		
	Previous Price:	Subdiv/Complex:		
	Original Price: <b>\$78,000</b>	Postal Code: <b>VOH 1E0</b>		
	Frontage: <b>75.0</b>	PID: <b>004-655-044</b>		
	Depth/Area: <b>140</b>	Taxes: <b>\$458 / 2011</b>		
Price/SqFt:	Sub-Type:	Zoning: <b>R-1</b>		
Meas. Type: <b>Feet</b>	Exposure: <b>Southeast</b>	Pot. for Rezon'g: <b>No</b>		
Permitted Use: <b>House/Single Family</b>	Title to Land: <b>Freehold NonStrata</b>	Flood Plain: <b>No</b>		
Lot Area: <b>0.223 ac / Hect: 0.000 / SqFt: 0 / SqM: 0</b>	Property Access: <b>Road Access</b>			
Sanitary Sewer: <b>None</b>	Parking Access: <b>Front</b>			
Storm Sewer: <b>None</b>	Fencing: <b>None</b>			
Water Supply: <b>Community</b>	Property in ALR: <b>N</b>			
Electricity: <b>Nearby</b>	Possession:			
Natural Gas: <b>Nearby</b>	Seller's Interest: <b>Registered Owner</b>			
Telephone Serv: <b>Available Nearby</b>	Information Pkg: <b>Y</b>			
Cable Service: <b>Available Nearby</b>	Sign on Property: <b>Y</b>			
Prospectus: <b>Not Required</b>	Sketch Atch: <b>No</b>			
Develop Permit: <b>No</b>	Property Disclosure: <b>Y</b>			
Bldg Permit Apprv: <b>N</b>	Trees Logged: <b>No</b>			
Building Plans: <b>Not Available</b>				
Perc Test Avail:				
Perc Test Date:				
Legal: <b>PL 28028 LT 27 DL 317 LD 54</b>				
Site Influences: <b>Cleared, Golf Course Nearby, Marina Nearby, Recreation Nearby, Shopping Nearby</b>				
Restrictions: <b>Mandatory Building Scheme</b>				
Listing Broker 1: <b>GRAND FORKS REALTY LTD</b>				
Listing Broker 2: <b>GRAND FORKS REALTY LTD</b>				
<p>Time to build your new h ome? Looking for a great investment? Located at Christina Lake, this lot is nestled among the trees and just a few blocks from the beach. The driveway is in place. Seller is motivated. Mountain view &amp; possible lake view form your new home.</p>				

LND Full Public

The enclosed information while deemed to be correct, is not guaranteed.  
 PREC\* indicates Personal Real Estate Corporation.

20-Dec-11 10:25 AM