



Residential Client Full w/photos

16 Placer Place, Grand Forks, V0H 1H4

MLS® #: **2404721**
 Zone: **Grand Forks Rural**

Status: **Active** PID: **023-508-485**
 Sub Area: **Grand Forks Rural**

Price: **\$89,900**
 ADOM: **15**



General Information

Prop Type: **Lots and Acreages**
 Type Dwell: **Lot**
 Style/Story:

Year Built:
 Yr Blt Dsc:
 Shop/Den: **-/No**

Layout

Beds:
 Full Baths:
 Half Baths:
 En Suite:
 Ttl Baths:

Finished Floor Area

Main:
 Above Main:
 Below Main:
 Basement:
 Total: **0**

Lot Information

Frontage: **149**
 Depth: **83**
 Irregular: **Yes**
 Acres: **0.49**
 Wtr Frnt:
 Wtr Infl:
 View:

Parking

Prk Cov: RV Park:
 Prk Uncov: Add Prk:
 Prk Spcs: Carport:
 Grg Opt:
 Grg Dsc:

Rentals:
 Fireplace:
 Construct:
 Foundation:
 Exterior Fin:
 Water:
 Fencing:
 Pool Type:

Community Water User's Utility

Features

B&B: **No** Pets:
 Bsmt:
 Roof:
 Suites Dsc:
 Heat/Cool:
 Fuel:
 Outside Area:
 Sewage: **No Sewage Disposal**

Native Res: **No**
 Title Held: **Freehold**
 Trades:
 Legal Dsc:

LR Owner: **No**
 Terms Sale: **Cash**
Plan KAP57445 Lot 16 District Lot 1494 SDYD

Finance/Tax

Taxes: **\$757.00** Tax Yr: **2014**
 Court Sale: **No**

Lots And Acreages

Roads: **Paved** # Parcels: **1**
 Access: **Public Road** # Titles:
 Pros Discl: **Subsequent Sale — Not Avail**

Ar Cleared:
 Ar Cultivat:
 Ar Treed:
 Ar Cover:
 Tree Rmv:
 Restrict:

Utilities

Cable TV: **Available** Power: **Available** Phone: **Available** Hookup:
 Gas: **Available** Sewer: **SEPTI** Water: **Available**

Remarks

Dtl Loc: **From Hwy 3 take North Fork Rd to Copper Ridge Estates, follow Prospect Drive up the hill to the corner of Prospect and Placer Place. Sign on pty.**
 Pub Rmks: **Build now in prestigious Copper Ridge! This half acre lot is cleared with all utilities ready to go. Easy access, and the land is ideally suited for a daylight basement. Plenty of room for garden or shop. Bring your offer today and move in to your new home this year!**





Information Deemed Reliable But Cannot Be Guaranteed

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