



## Residential Full

**Lot B GN Road, Grand Forks, V0H 1H2**

MLS® #: **2399261**  
 Zone: **Grand Forks Rural**

Status: **Active** PID: **004-526-112**  
 Sub Area: **Grand Forks Rural**

Price: **\$148,900**  
 Orig Price: **\$148,900**  
 ADOM: **45**



### General Information

Prop Type: **Lots and Acreages**  
 Type Dwell: **Acreage**  
 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: **251**  
 Depth: **312**  
 Irregular:  
 Acres: **1.8**  
 Wtr Frnt:  
 Wtr Infl:  
 View: **Mountain View**

### Parking

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

### Listing Information

List Date: **07/07/2014**  
 Exp Date:  
 Permit Pub: **No**  
 X List F#:  
 TC Length:  
 World Property: **No**

Hold Date:  
 Act Date: **07/07/2014**  
 P MLS.CA: **Yes**  
 X List C#:

Cncl Type:  
 Cncl Date:  
 Incl MLS.CA: **Yes**  
 Link List#:

Last Mod: **07/07/2014**  
 Sbj Rmv:  
 Incl Addr: **No**  
 Intr MLS#:

### Features

Wood Stove:  
 Rentals:  
 Fireplace:  
 Construct:  
 Foundation:  
 Exterior Fin:  
 Water: **Well**  
 Fencing:  
 Pool Type:  
 Site Infl: **Flat Site, Schools Nearby, Shopping Nearby, Treed Site**

ByLaws Avl:

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

Gated:  
 Pets:

### Title

Title Held: **Freehold**  
 Assign Cont: **No**  
 Trades:

Terms Sale: **cash**  
 Poss: **Quick**

Court Sale: **No**  
 Cont Dsc:  
 Title Form: **Non-Strata**

Fract Int:

### Legal/Tax

Native Res: **No**  
 LR Owner: **No**  
 Sell Discse:  
 Re-Zone:  
 Zone Typ: **Agricultural**  
 Non-Fin Enc:  
 Seller Nm: **Jesse and Denise Holtorf**  
 Legal Dsc: **Plan KAP28613 Lot B District Lot 700 SDYD**

Survey: **No**  
 Spc Imprv:  
 Fin Stmnts:  
 Zone Code: **AGR1**

Levies: **No Levies**  
 Imprv:  
 Occupied By: **Not Applicable**  
 Lnd Asmnt:  
 Zone STyp: **In ALR**  
 Stat Tax:  
 Taxes: **\$471.62**  
 Tax Yr: **2013**  
 Ttl Asmnt:

Phone:

### Lots And Acreages

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

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

### Utilities

Cable TV: **Available** Power: **At Lot Line**  
 Gas: **Available** Sewer: **No Sewer**

Phone: **At Lot Line**  
 Water: **No Water**  
 Hookup:

### Office Information

List Brk: **Grand Forks Realty Ltd**  
 List Rep: **Cynthia Anthony\***  
 Personal Real Estate Corporation

Phone: **250-442-2711**  
 Phone: **250-442-7379**

Co List Brk: **Grand Forks Realty Ltd**  
 Co List Rep: **Aaron Anthony**  
 Comm: **3.5% on the first \$100,000 and 1.75% on the balance**

Phone: **250-442-2711**  
 Phone: **250-584-4663**

Remarks

Dtl Loc: **Take North Fork Road to GN, left on GN and watch for sign on the right. Also accessible from Andros Rd.**  
Pub Rmks: **Rare small acreage, ideal for rural lifestyle. Close to city limits and road accessible from north and south side. Power is at property line, and a gas line is in the vicinity. There is an old dug well on property with concrete liner in locked shed, and an old concrete foundation. The land is level and the property is nicely treed. Take a look!**

Show Inst: **Call REALTOR®**  
[If you have a concern about the information in this listing, click here to comment](#)

Information Deemed Reliable But Cannot Be Guaranteed

