


| Grand Forks, Grand Forks | | MLS# K200375 | | Land Only |
|---|--|----------------------|-------------------------------|---------------------|
| 70TH AV | | | | Active |
|  | List Price: | \$78900 | Days on Mkt: | 167 |
| | List Date: | 27-Jan-11 | Expiry Date: | 30-Jan-12 |
| | Previous Price: | \$79900 | Subdiv/Complex: | |
| | Original Price: | \$94900 | Postal Code: | VOH 1H0 |
| Frontage: | 300.000 ft | Lot Size - Acres: | 0.689 | |
| Meas. Type: | Feet | | | |
| Frontage Metric: | | | | |
| Depth/Area: | 100 | | | |
| Price/SqFt: | | PID: | 006-611-095 | |
| Sub-Type: | | Taxes: | \$606 / 2010 | |
| Exposure: | North | Zoning: | R-1 | |
| Permitted Use: | House/Single Family | Rezoning Pot: | Not Known | |
| Title to Land: | Freehold NonStrata | Flood Plain: | No | |
| Lot Area: | 0.689 ac / Hect: 0.000 / SqFt: 0 / SqM: 0 | Property Access: | Road Access | |
| Sanitary Sewer: | Nearby | Parking Access: | Front | |
| Storm Sewer: | None | Fencing: | None | |
| Water Supply: | City/Municipal | Property in ALR: | N | |
| Electricity: | Nearby | Possession: | | |
| Natural Gas: | Nearby | Seller's Interest: | Court Ordered Sale | |
| Telephone Serv: | Available Nearby | Information Pka: | Y | |
| Cable Service: | Available Nearby | Sign on Property: | Y | |
| Prospectus: | Not Required | Sketch Atch: | No | |
| Develop Permit: | No | Property Disclosure: | N / COURT ORDERED SALE | |
| Bldg Permit Apprv: | N | Trees Logged: | No | |
| Building Plans: | Not Available | | | |
| Perc Test Avail: | No | | | |
| Perc Test Date: | | | | |
| Legal: | PLAN 22999 LOTS A,B,C,D DISTRICT LOT 380 LD54 | | | |
| Site Influences: | Central Location, Cleared, Shopping Nearby, Recreation Nearby | | | |
| Restrictions: | None | | | |
| Commission: | 3.5/100-1.25/BAL | | | |
| Listing Broker 1: | GRAND FORKS REALTY LTD | 250-442-2711 | Appointments: | CINDY |
| Listing Sales Rep 1: | CYNTHIA ANTHONY | 250-442-7379 | Appointment Ph: | 250-442-7379 |
| Listing Sales Rep 2: | | | | |
| Listing Broker 2: | | | | |
| Listing Sales Rep 3: | | | | |
| Selling Broker: | | | | |
| Selling Sales Rep: | | | | |
| Owner: | VERSATILE MORTGAGE COMP. | | | |
| Realtor Remarks: | ADD'L PIDS 006-611-117 006-611-14. HST is applicable. | | | |
| Four single family or duplex lots. Each one is 75x100', being sold as one package. Cheap investment opportunity or take your time to develop. Call your REALTOR(R) for more information! | | | | |