

<b>Depth/Size (ft):</b>	120	<b>Bedrooms:</b>	2	<b>Approx. Year Built:</b>	1932
<b>Frontage (ft):</b>	50.00	<b>Bathrooms:</b>	1	<b>Age:</b>	92
<b>Lot Area: (sq.ft.)</b>	5,000.00	<b>Full Baths:</b>	1	<b>Zoning:</b>	RS4
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$6,697.24
<b>Rear Yard Exp:</b>	East			<b>For Tax Year:</b>	2023
<b>View:</b>				<b>P.I.D.:</b>	005-086-531

<b>Style of Home:</b>	1 Storey,Rancher/Bungalow	<b>Parking:</b>	Total: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	
<b>Exterior:</b>	Wood	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Open
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	0 - Fuel:	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Forced Air,Natural Gas	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Fenced Yard,Sundeck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Laminate,Wall/Wall/Mixed	<b>Fixtures Rmvd:</b>	Yes

**View:**

**Mgmt. Company:**

**Complex / Subdiv:** Deep Cove

**Services Connected:** Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water

**Legal:** LOT 12 BLOCK 1 DISTRICT LOT 543 PLAN 3766

**Amenities:**

**Site Influences:** Central Location,Golf Course Nearby,Marina Nearby,Private Yard,Shopping Nearby,Ski Hill Nearby

**Features:** Refrigerator,Stove

**Bylaw Restrict:**

**Listing Broker(s):** RE/MAX Treeland Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	10'7 x 19'7	Main	Foyer	4'4 x 7'5
Main	Kitchen	8'3 x 12'0	Main	Porch (enclosed)	13'0 x 6'7
Main	Dining Room	11'1 x 9'9	Main	Patio	14'6 x 13'6
Main	Primary Bedroom	12'1 x 13'10			
Main	Bedroom	6'8 x 10'10			
Main	Den	8'0 x 11'4			
Main	Storage	8'0 x 7'3			

<b>Finished Floor (Main):</b>	1,148 sqft	<b># Of Rooms:</b>	10	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	1	Main	4	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	1			
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	None			
<b>Finished Floor (Total):</b>	1,148 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Crawl			
<b>Grand Total:</b>	1,148 sqft	<b>Beds In Bsmt:</b>	0 / 2			
		<b># Of Pets:</b>				

Builder/Investor or Renovator? One of the original cottages in the heart of Deep Cove on a level 6,000 SF lot w/a private backyard backing onto a pedestrian lane & some view potential. Roof 7 yrs. RS4 zoning. Tenanted & being sold as-is, where-is. Requires a major reno or tear down-build your dream home & live on Panorama Drive, an idyllic, dreamy little block of heaven in picturesque Deep Cove. Live just blocks from the beach, grab donuts at Honeys, dinner at Arms Reach & the soon to be revitalized Downtown Deep Cove. Rec possibilities are endless: Hiking, Paddling, Riding, Skiing. Living here, you will feel like you're on vacation. This property is on an amazing family street w/lots of kids, in a great school catchment close to Cove Cliff Elem & Seycove Sec. Priced well Below Assessment