

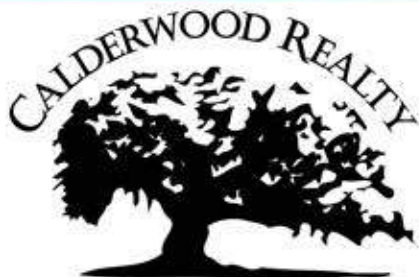


HOUSE, SHOP, STUDIO/OFFICE & PROPERTY

2184 Hudson Bay Mountain Road | \$499,500

Spacious and renovated home with detached shop and studio/office located minutes from downtown Smithers. This 4 bedroom, 3 bathroom home is in itself worth a look but now consider the impressive 1300 sq ft studio/office above the heated, insulated, and functional shop/garage makes it stand out amongst its competitor. Add to the fact it is located on 5 acres near two lakes and on the doorstep of Hudson Bay Mountain recreation sites, including hiking, biking & skiing, it is a must see! The school bus stops near this property. There are plenty of included items with this house to help with maintaining the beautifully landscaped property. Updates: Furnace in house (2015), hot water tanks in house & studio/office (2015), 200' well & pressure tank (2015), decks on both (2013).

GATHER MORE INFORMATION AT WWW.JESSEBUTLER.CA



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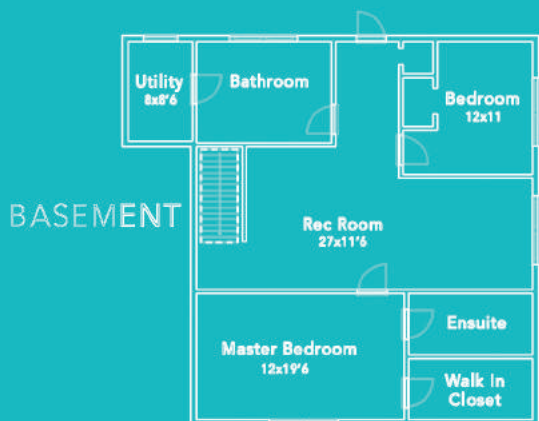
PERSONAL REAL ESTATE CORPORATION

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The enclosed information, while deemed to be correct, is not guaranteed.





PROPERTY DETAILS:

BEDROOMS: 4
BATHROOMS: 3
YEAR BUILT: 1966
SQ FT: 2,462
TAXES: \$2809.25 (2016)
FOUNDATION: Concrete Perimeter
ROOF: Metal
HEATING: Natural Gas Furnace
EXTERIOR: Vinyl
ZONING: H1
PROPERTY SIZE: 4.63
HEAT: \$223.00/month for both units
HYDRO: \$50.00/month for both units



DID YOU KNOW

This house has vinyl plank flooring which is extremely durable and easy to clear. Plus The odd chance a board does get rounded it is able to be replaced individually.