

PEMBERTON  
HOLMES

· ESTABLISHED 1887 ·

# GREAT LOCATION!

65 Sims Ave



## 5 Bed, 2 Bath

Walk to the Uptown Centre, Gorge Waterway & just 4km to the Inner Harbour! You will love this 5 bedroom, 2 bathroom home w/ mortgage helper located in an up & coming area with 6 parking spaces! This home has a good layout, nice kitchen & three bedrooms up w/ two bedrooms down w/southeast exposure. Relax by the cozy wood stove or you can entertain your guests on the lovely deck off the dining room. Shared laundry area as well as an extra storage room for tenants (OR?) This is turnkey, in good condition & newer windows throughout. South facing yard & room for workshop or garage. Corner lot w/ potential to build your dream home(s?), rezone for duplex? (neighbour lot same size & duplex) or holding property. First time buyer or looking for revenue? The income suite has tenants already in place! Just blocks to the goose trail, Colquitz River trails, 20 acre Cuthbert Holmes Park & convenient access to the highway.

**Priced at**  
**\$599,800**

|             |         |
|-------------|---------|
| Area        | Gateway |
| Bedrooms    | 5       |
| Bathrooms   | 2       |
| Lot Size    | 0.13    |
| Floor Space | 2114    |

|          |          |
|----------|----------|
| Age      | 1912     |
| Taxes    | 2447     |
| Tax Year | 2017     |
| MLS#     | 385335   |
| Parking  | 6 Spaces |



DIANA WINGER\*

Pemberton Holmes - Cloverdale

Scan this QR  
Code with your  
smart phone



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