

GREENVIEW TOWNHOMES

Fort St. John, BC



Two Bedroom & Den, Two Bathrooms
In-Suite Washer and Dryer
Excellent Rents, Cash Flow & Rental Marketability



WESTERN CANADIAN
PROPERTIES GROUP

Real Estate Investing Made Easy



B C C O N D O S . N E T



Exterior



A MODERN TOUCH ON A CONTEMPORARY WESTERN CANADIAN DESIGN

Interior



A no-compromise kitchen:
Open concept kitchen and modern appliances add sheen and style. There's also the slickest backsplash you've ever laid eyes on.



More than enough space:
Overheight ceilings, clean lines and a well-designed kitchen mean this home performs like it's much larger.



Bonus details in your home:
From elegant hardwood laminate flooring to double-pane windows, nice touches are everywhere.

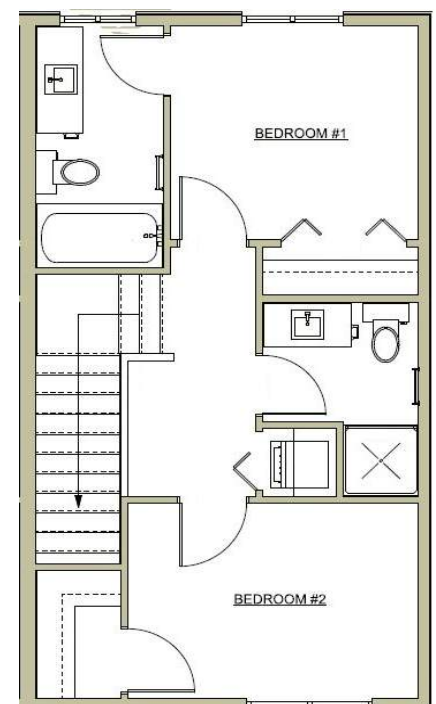
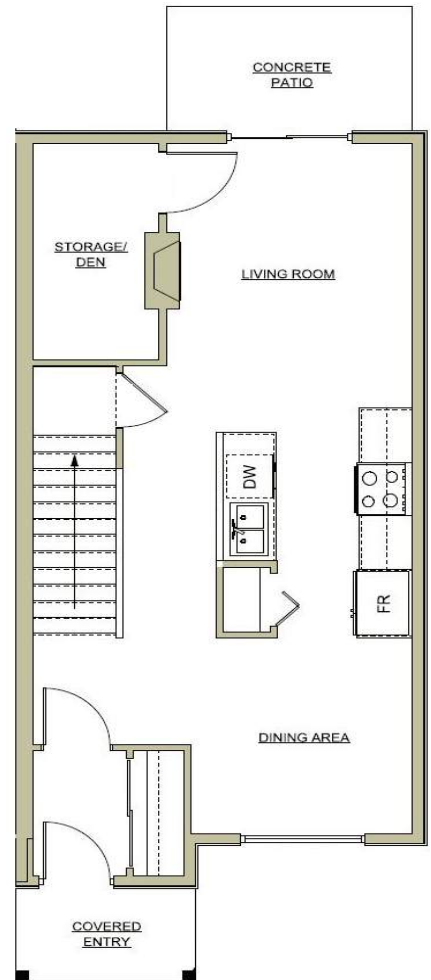
Floor Plans

SPECS

- Spacious and functional floor plans
- Open-concept contemporary kitchen
- Kitchen backsplash - ceramic tiles
- Stainless steel double sink with single lever faucet and vegetable sprayer
- Halogen pot lights in the kitchen
- Valance lighting over work area
- Bathrooms - Ceramic tile flooring and acrylic tub/shower surround
- Contemporary vanity with white porcelain basin and chrome low-flow fixtures
- Mirrors in all bathrooms
- White decora switches and receptacles throughout
- Solid surface laminate flooring and/or carpet through-out
- 4-1/2" baseboards, 3" door trim
- Forced air heating in the upper suite
- 5 appliances including washer, dryer and variable speed exhaust fan

BONUS FEATURES

- Baseboard heaters with thermostats in every room
- All rooms, walls & ceilings painted with low-VOC paint
- 40 gallon hot water tank
- 2/5/10 Home warranty program
- One powered parking per bedroom



Square Feet: 1000

Completed Units



WHY Area Report

There are three key economic fundamentals that contribute to a strong real estate market, economic growth (investment), job growth, and population growth. Located within the Montney Basin, in the Peace River Region of Northeastern BC, the economic fundamentals underlying Fort St. John position it as one of Canada's fastest growing Real Estate Markets. With proposed infrastructure investment totaling over \$60 billion, Northeast BC is experiencing rapid job growth and population growth significantly increasing the demand for housing as supply struggles to keep pace. Currently, the Peace River region is considered fully employed and has the lowest unemployment rate in the province, well below the national average. With a 50% projected increase in net new jobs over the next 7 years, workers will need to migrate to this region to satisfy the increased labor demand, which in turn will increase the demand for accommodation. Currently, the vacancy rates are so low, that many people who do find jobs in the region struggle to find a place to live.

To accommodate future population growth, the city of Fort St. John has invested in anticipation of new infrastructure needs. The construction of a new hospital began in 2009, and was completed in 2012. Fort St. John is also the proposed site for BC Hydro's Site C Project. In May 2010, it was announced by the provincial government that the project has been given the go-ahead. With the need for energy in the province expected to increase by 40% in the next 20 years, the new dam would provide electricity for an additional 460,000 homes and would be located approximately 5 minutes southwest of Fort St. John on the Peace River.

Fort St. John is also well connected to the rest of the province and country. With access to numerous major highways; including highway 16, 49, 2, and 1, and increased accessibility by rail and air, Fort St. John can be accessed easily all year round. It has recently attracted the attention of one of Canada's largest airline carriers; West Jet, with daily flights from its new regional airline, Encore, flying direct from Vancouver into the city beginning in June 2013.

As Northern BC continues to grow due to the booming oil and gas sector, Fort St. John lies at the center of increased future investment, with many major projects underway in the Peace River Region, the region expects a minimum of 20,000 net new jobs in the next 7 years, causing the population to more than double by 2020, making now an ideal time to invest in the region.

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