



## 2660 HAMMOND Avenue Prince George British Columbia

\$655,000

\* PREC - Personal Real Estate Corporation. If you are looking for a wonderful home backing onto greenbelt & across the Nechako River, here is this 2700 sq. ft home with 5 beds (4 on the upper floor) & 3 baths throughout. The main floor has a den, a large living room that flows into the dining room, a nice size kitchen with glass doors that lead to an expansive deck that overlooks the prettiest backyard in Prince George!! The big ticket items have been done ... 200 amp service & a hot tub ('24), a furnace & AC ('23), the HWT, vinyl windows, vinyl siding w/exterior insulation & a new asphalt driveway ('22) & the roof ('19). There is a carport, large driveway & RV parking. There is nothing left to do but move in & enjoy!!! Lot size msmts . taken from Tax Assess., all msmts. approx. & all info to be verified by buyer if deemed imp. (id:6769)

Primary Bedroom 14 ft ,1 in X 12 ft

Bedroom 2 10 ft ,9 in X 10 ft ,2 in

Bedroom 3 12 ft ,2 in X 8 ft ,9 in

Bedroom 4 11 ft ,1 in X 9 ft ,1 in

Recreational, Games room 23 ft ,6 in X 13 ft ,1 in

Bedroom 5 9 ft ,1 in X 9 ft ,9 in

Laundry room 13 ft ,4 in X 7 ft

Utility room 8 ft ,4 in X 3 ft ,3 in

Cold room 5 ft ,6 in X 5 ft ,4 in

Living room 15 ft ,7 in X 15 ft

Kitchen 14 ft ,5 in X 8 ft ,4 in

Dining room 15 ft ,6 in X 9 ft ,5 in

Den 10 ft ,7 in X 10 ft ,5 in

Listing Presented By:



Originally Listed by:

Royal LePage Aspire Realty

<http://www.princegeorgerealestateandforeclosures.com/>



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