



***NOT AN INSPECTION REPORT***  
***Information Only***  
**Residential Property**  
**Offered For Sale**  
**Lot 258 (#605 Yates Crescent)**

The Town of Faro is offering this residential property and building For Sale with the following minimum terms and conditions:

- The Town of Faro does not have an Inspection Report on this property. The property and residential building are offered for sale "As Is, Where Is", with no warranties, guarantees, promises, claims, or assurances other than those included in the final sale agreement. It is, therefore, incumbent upon any proposed purchaser to view the site, the structure, and complete their own due diligence in evaluating the building before providing an offer on the property.
- The property has a 2024 YG assessment (not appraisal) of:

Land	\$6,100
Impr	<u>\$112,060</u>
Total	<u>\$118,160</u>

For any offer to be presented to Council, the offer must include the following:

- The Town will not entertain purchase offers less than \$60,000.00. GST Extra.
- As part of the purchase agreement, the proposed purchaser shall be required to provide an anticipated development schedule in returning the property to a habitable state, complete with an occupancy permit. This includes a functioning service connection to YEC, and water & sewer services with the Town of Faro.
- The Town of Faro makes no representation express or implied as to the condition or quality of the property being offered for sale. Prospective purchasers are urged to inspect the property and make all necessary inquiries to municipal and other government departments to determine the existence of any bylaws, restrictions, charges or other conditions which may affect the value of the property.
- At the determination of Council, the Town may require the proposed purchaser to include some form of security to ensure that the redevelopment of the property will proceed as per their proposal. This may be in the form of performance bond or other form of security to ensure that the development project will proceed and be completed within the schedule as planned by the proposed purchaser. Consideration of this security may also be a factor in the evaluation of the purchase offer.
- Proposed purchasers must be able to demonstrate that they have had no significant outstanding debts owing to the Town of Faro in the previous three (3) years.
- See summary of basic details of Property offered for sale on following pages.

This property offering shall remain open until Council awards the sale. The Town reserves the right to accept or reject any or all proposals and will not be responsible for any costs incurred by the proponents in preparing a response.

### Basic Review of House Details - 605 Yates Crescent

- Approximately 30' x 40' (1200 sq ft) each floor.
- Garage is in lower level (14 x 30).
- 2 small decks – side of dining room and rear entrance – both are in dangerous condition.
- 3 bedrooms – 2 upstairs, 1 downstairs.
- 2 full bathrooms.
- Large storage area in furnace room.
- Laundry is located upstairs with washer & dryer. (Condition unknown)
- Kitchen has fridge & stove. (Condition unknown)
- Electrical upgrades started – did not pass inspection. No power to building.
- Water upgrades started – water not turned on.
- Walls are open for utility upgrades.
- New shingles were recently installed.
- Fireplace in living room is in unknown condition. Chimney does not go through roof.





