



Presented by:
Nicky Tu PREC*

Keller Williams Elite Realty
 Phone: 604-767-5913

nickyhmtu@gmail.com



Active
R2476714

Board: N
 Duplex

1240 VILLAGE AVENUE

PG City Central (Zone 72)
 South Fort George
 V2L 4L4

Multifamily

\$169,900 (LP)

(SP)



Sold Date:	Frontage (feet):	0.00	Original Price: \$169,900
Meas. Type: Feet	# of Rooms:	8	Frontage (metres): 0.00
Depth / Size (ft.): 0	Bedrooms:	4	Approx. Year Built: 1960
Lot Area (sq.ft.): 12,276.00	Beds in Bsmt:	0	Age: 60
Flood Plain:	Beds not in Bsmt:	4	Zoning: RT1
Rear Yard Exp:	Bathrooms:	0	Gross Taxes: \$2,674.22
Council Apprv?:	Full Baths:	0	For Tax Year: 2020
If new, GST/HST inc?:	Half Baths:	0	Tax Inc. Utilities?: No
	P.I.D.:	014-496-755	Tour:

View: :
 Complex / Subdiv:
 Services Connected: **Sanitary Sewer, Storm Sewer, Water**
 Sewer Type: **City/Municipal**

Style of Home: **Rancher/Bungalow w/Bsmt.**
 Construction: **Frame - Wood**
 Exterior: **Stucco**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations: Reno. Year:
 # of Fireplaces: **0** R.I. Plumbing: **Yes**
 Fireplace Fuel: R.I. Fireplaces:
 Water Supply: **City/Municipal** Metered
 Fuel/Heating: **Other**
 Outdoor Area: **None**
 Type of Roof: **Tar & Gravel**

Total Parking: Covered Parking: Parking Access:
 Parking: **Garage; Single**
 Dist. to Public Transit: Dist. to School Bus:
 Title to Land: **Freehold NonStrata**
 Property Disc.: **Yes**
 Fixtures Leased: **No** :
 Fixtures Rmvd: **No** :
 Floor Finish:
 Sprinklers?: **No** Smoke Detectors?: **N**
 Bylaw Infractions?: **N**

Legal: **PL PGP727 LTS 11-12-13 BLK 18 DL 933 LD 05 (014-496-780 ; 014-496-798)**

Amenities:

Site Influences:

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	13' x 14'			x			x
Main	Living Room	12' x 18'			x			x
Main	Bedroom	10' x 12'			x			x
Main	Bedroom	10' x 12'			x			x
Main	Bedroom	10' x 12'			x			x
Main	Bedroom	10' x 12'			x			x
Main	Kitchen	13' x 14'			x			x
Main	Living Room	12' x 18'			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	1,768	Bachelor Units:	Income as at:	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	1 Bed Units:		1	Main		No	Barn:
Finished Floor (Below):	0	2 Bed Units:	Income/annum:	2	Main		No	Workshop/Shed:
Finished Floor (Basement):	0	3 Bed Units:	Less Op. Exp:	3	Bsmt		No	Pool:
Finished Floor (Total):	1,768 sq. ft.	Other Units:	Net Op. Income:	4				Garage Sz:
		Suite:		5				Grg Dr Ht:
Unfinished Floor:	1,768	Crawl/Bsmt. Height:		6				
Grand Total:	3,536 sq. ft.	Basement: Full		7				
				8				

Listing Broker(s): **RE/MAX Centre City Realty**

Full duplex with suite-potential. Home damaged by fire. Has been taken down to the studs. On 3 city lots.



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Active
R2478379

Board: N
 Duplex

10709 10711 102 AVENUE

Fort St. John (Zone 60)
 Fort St. John - City NW
 V1J 2E8

Multifamily
\$296,000 (LP)
 (SP)



Sold Date: Frontage (feet): **50.00** Original Price: **\$296,000**
 Meas. Type: **Feet** # of Rooms: **12** Frontage (metres): **15.24**
 Depth / Size (ft.): **122** Bedrooms: **6** Approx. Year Built: **1968**
 Lot Area (sq.ft.): **18,300.00** Beds in Bsmt: **0** Age: **52**
 Flood Plain: Beds not in Bsmt: **6** Zoning: **R2**
 Rear Yard Exp: **South** Bathrooms: **2** Gross Taxes: **\$2,921.55**
 Council Apprv?: Full Baths: **2** For Tax Year: **2020**
 If new, GST/HST inc?: Half Baths: **0** Tax Inc. Utilities?: **No**
 P.I.D.: **016-006-941** Tour:

View: **No** :
 Complex / Subdiv:
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**
 Sewer Type: **City/Municipal**

Style of Home: **2 Storey w/Bsmt.**
 Construction: **Frame - Wood**
 Exterior: **Other, Vinyl**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **0**
 Fireplace Fuel:
 Water Supply: **City/Municipal**
 Fuel/Heating: **Forced Air**
 Outdoor Area: **Patio(s) & Deck(s)**
 Type of Roof: **Asphalt**

Reno. Year:
 R.I. Plumbing:
 R.I. Fireplaces:

Metered

Total Parking: Covered Parking: **0** Parking Access:
 Parking: **Add. Parking Avail.**
 Dist. to Public Transit: Dist. to School Bus:
 Title to Land: **Freehold NonStrata**
 Property Disc.: **Yes**
 Fixtures Leased: **No** :
 Fixtures Rmvd: **No** :
 Floor Finish:
 Sprinklers?: **No** Smoke Detectors?: **Y**
 Bylaw Infractions?: **n**

Legal: **LOT 14, BLOCK 3 SEC 1 TWP 84 RANGE 19 W6M PRDP 9527**

Amenities: **None**

Site Influences:
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Dining Room	12' x 10'	Below	Bedroom	10' x 11'			x
Main	Living Room	12' x 16'	Below	Bedroom	10' x 9'			x
Main	Kitchen	8' x 12'			x			x
Above	Master Bedroom	12' x 16'			x			x
Above	Bedroom	10' x 11'			x			x
Above	Bedroom	10' x 9'			x			x
Main	Dining Room	12' x 10'			x			x
Main	Living Room	12' x 16'			x			x
Main	Kitchen	8' x 12'			x			x
Below	Master Bedroom	12' x 16'			x			x

Finished Floor (Main): 494	Bachelor Units: Income as at:	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 523	1 Bed Units:	1	Above	4	No	Barn:
Finished Floor (Below): 0	2 Bed Units: Income/annum:	2	Main	4	No	Workshop/Shed:
Finished Floor (Basement): 0	3 Bed Units: Less Op. Exp:	3				Pool:
Finished Floor (Total): 1,017 sq. ft.	Other Units: Net Op. Income:	4				Garage Sz:
	Suite:	5				Grg Dr Ht:
Unfinished Floor: 371	Crawl/Bsmt. Height:	6				
Grand Total: 1,388 sq. ft.	Basement: Unfinished	7				
		8				

Listing Broker(s): **Century 21 Energy Realty**

Great investment property offering a full duplex! Live in one side and have the other side pay your mortgage! Needs some TLC but this could be a real gem and money machine!



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Active
R2449816

Board: V
 Duplex

2681 E 41ST AVENUE

Vancouver East
 Collingwood VE
 V5R 2W6

Multifamily

\$1,699,500 (LP)

(SP)



Sold Date:	Frontage (feet):	33.00	Original Price: \$1,975,000
Meas. Type: Feet	# of Rooms:	16	Frontage (metres): 10.06
Depth / Size (ft.): 141	Bedrooms:	8	Approx. Year Built: 2019
Lot Area (sq.ft.): 4,653.00	Beds in Bsmt:	2	Age: 1
Flood Plain: No	Beds not in Bsmt:	6	Zoning: RT-11
Rear Yard Exp:	Bathrooms:	8	Gross Taxes: \$5,113.88
Council Apprv?:	Full Baths:	6	For Tax Year: 2019
If new, GST/HST inc?:	Half Baths:	2	Tax Inc. Utilities?: No
	P.I.D.:	007-724-675	Tour:

View: **No** :
 Complex / Subdiv:
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**
 Sewer Type: **City/Municipal**

Style of Home: **2 Storey w/Bsmt., Split Entry**
 Construction: **Frame - Wood**
 Exterior: **Fibre Cement Board**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **2**
 Fireplace Fuel: **Electric**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Radiant**
 Outdoor Area: **Fenced Yard**
 Type of Roof: **Asphalt**

Reno. Year:
 R.I. Plumbing:
 R.I. Fireplaces:

Metered

Total Parking: **2** Covered Parking: **2** Parking Access:
 Parking: **DetachedGrge/Carport**
 Dist. to Public Transit:
 Dist. to School Bus:
 Title to Land: **Freehold NonStrata**
 Property Disc.: **No**
 Fixtures Leased: **No** :
 Fixtures Rmvd: **No** :
 Floor Finish:
 Sprinklers?: **Yes** Smoke Detectors?: **N**
 Bylaw Infractions?: **n**

Legal: **LOT 2, BLOCK 13, PLAN VAP1707, DISTRICT LOT 394, NEW WESTMINSTER LAND DISTRICT, EXC S 7 FT & PT EXP PL 8160**

Amenities: **In Suite Laundry**

Site Influences:
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14' x 14'	Above	Bedroom	10' x 10'5			x
Main	Dining Room	10' x 10'	Above	Bedroom	10' x 9'4			x
Main	Kitchen	8'8 x 9'6	Bsmt	Bar Room	13' x 10'7			x
Main	Kitchen	10' x 9'4	Bsmt	Bedroom	10'2 x 9'4			x
Main	Living Room	14' x 15'	Bsmt	Bar Room	13' x 13'			x
Main	Dining Room	10' x 13'	Bsmt	Bedroom	9'10 x 9'5			x
Above	Master Bedroom	11'8 x 11'11			x			x
Above	Bedroom	9' x 10'			x			x
Above	Bedroom	9' x 10'			x			x
Above	Master Bedroom	11'4 x 10'5			x			x

Finished Floor (Main):	1,213	Bachelor Units:	Income as at:	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	1,260	1 Bed Units:		1	Main	2	No	Barn:
Finished Floor (Below):	1,025	2 Bed Units:	Income/annum:	2	Above	3	Yes	Workshop/Shed:
Finished Floor (Basement):	0	3 Bed Units:	Less Op. Exp:	3	Above	3	No	Pool:
Finished Floor (Total):	3,498 sq. ft.	Other Units:	Net Op. Income:	4	Bsmt	3	No	Garage Sz:
Unfinished Floor:	0	Suite:		5	Main	2	No	Grg Dr Ht:
Grand Total:	3,498 sq. ft.	Crawl/Bsmt. Height:		6	Above	3	Yes	
		Basement: Full		7	Above	3	No	
				8	Bsmt	3	No	

Listing Broker(s): **Park Georgia Realty Ltd.**

Court order sale, New duplex that requires some finishing. Maybe stratified. 3 level duplex front to back 4 bed on each side. Purchaser must be able to have new home warranty and be a licensed builder. Good size lot with detached garage and lane access. Can be viewed anytime.