



Presented by:  
**Nicky Tu PREC\***

Keller Williams Elite Realty  
Phone: 604-767-5913

nickyhmtu@gmail.com



**Active**  
**R2429346**

Board: N  
Duplex

**10709-10711 102 AVENUE**

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

Multifamily  
**\$319,900** (LP)  
(SP)



Sold Date:	Frontage (feet):	<b>50.00</b>	Original Price: <b>\$319,900</b>
Meas. Type: <b>Feet</b>	# of Rooms:	<b>6</b>	Frontage (metres): <b>15.24</b>
Depth / Size (ft.): <b>122</b>	Bedrooms:	<b>3</b>	Approx. Year Built: <b>1968</b>
Lot Area (sq.ft.): <b>6,100.00</b>	Beds in Bsmt:	<b>0</b>	Age: <b>52</b>
Flood Plain:	Beds not in Bsmt:	<b>3</b>	Zoning: <b>R2</b>
Rear Yard Exp: <b>South</b>	Bathrooms:	<b>2</b>	Gross Taxes: <b>\$3,129.40</b>
Council Apprv?:	Full Baths:	<b>2</b>	For Tax Year: <b>2019</b>
If new, GST/HST inc?:	Half Baths:	<b>0</b>	Tax Inc. Utilities?: <b>No</b>
	P.I.D.: <b>016-006-941</b>		Tour:
View: <b>No</b>			
Complex / Subdiv:			
Services Connected: <b>Electricity, Natural Gas</b>			
Sewer Type: <b>City/Municipal</b>			

Style of Home: **2 Storey w/Bsmt.**  
Construction: **Frame - Wood**  
Exterior: **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:  
Title to Land: **Freehold NonStrata**  
Dist. to School Bus:  
Property Disc.: **No**  
Fixtures Leased: **No**  
Fixtures Rmvd: **No**  
Floor Finish:  
Sprinklers?: **No** Smoke Detectors?: **N**  
Bylaw Infractions?: **N**

Legal: **LOT 14, BLOCK 3, SECTION 1, TOWNSHIP 84, RANGE 19, WEST OF THE 6TH MERIDIAN, PEACE RIVER DISTRICT PLAN 9527**

Amenities: **None**

Site Influences:  
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
<b>Main</b>	<b>Dining Room</b>	<b>12' x 10'</b>			<b>x</b>			<b>x</b>
<b>Main</b>	<b>Living Room</b>	<b>12' x 16'</b>			<b>x</b>			<b>x</b>
<b>Main</b>	<b>Kitchen</b>	<b>8' x 12'</b>			<b>x</b>			<b>x</b>
<b>Above</b>	<b>Master Bedroom</b>	<b>12' x 16'</b>			<b>x</b>			<b>x</b>
<b>Above</b>	<b>Bedroom</b>	<b>10' x 11'</b>			<b>x</b>			<b>x</b>
<b>Above</b>	<b>Bedroom</b>	<b>10' x 9'</b>			<b>x</b>			<b>x</b>
		<b>x</b>			<b>x</b>			<b>x</b>
		<b>x</b>			<b>x</b>			<b>x</b>
		<b>x</b>			<b>x</b>			<b>x</b>
		<b>x</b>			<b>x</b>			<b>x</b>

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

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

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



Presented by:  
**Nicky Tu PREC\***

Keller Williams Elite Realty  
Phone: 604-767-5913

nickyhmtu@gmail.com

**KW ELITE REALTY**  
KELLERWILLIAMS.

**Active**  
**R2423997**

Board: V  
Duplex

**2681-2683 E 41ST AVENUE**

Vancouver East  
Collingwood VE  
V5R 2W6

Multifamily  
**\$2,200,000 (LP)**  
(SP)



Sold Date:	Frontage (feet): <b>33.00</b>	Original Price: <b>\$2,200,000</b>
Meas. Type:	# of Rooms: <b>16</b>	Frontage (metres):
Depth / Size (ft.): <b>141</b>	Bedrooms: <b>8</b>	Approx. Year Built: <b>2019</b>
Lot Area (sq.ft.): <b>4,653.00</b>	Beds in Bsmt: <b>2</b>	Age: <b>0</b>
Flood Plain:	Beds not in Bsmt: <b>6</b>	Zoning: <b>RT-11</b>
Rear Yard Exp:	Bathrooms: <b>8</b>	Gross Taxes: <b>\$5,113.88</b>
Council Apprv?:	Full Baths: <b>6</b>	For Tax Year: <b>2019</b>
If new, GST/HST inc?:	Half Baths: <b>2</b>	Tax Inc. Utilities?: <b>No</b>
	P.I.D.: <b>007-724-675</b>	Tour:

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

Style of Home: **2 Storey w/Bsmt.**  
Construction: **Concrete Frame**  
Exterior: **Mixed, Vinyl**  
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: Covered Parking: **2** Parking Access:  
Parking: **Garage; Single**  
Dist. to Public Transit:  
Title to Land: **Freehold NonStrata**  
Dist. to School Bus:  
Property Disc.: **No**  
Fixtures Leased: **No** :  
Fixtures Rmvd: **No** :  
Floor Finish:  
Sprinklers?: **Yes** Smoke Detectors?: **Y**  
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:

Site Influences:  
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'4 x 14'5	Above	Bedroom	10' x 10'5			x
Main	Dining Room	10'8 x 10'	Above	Bedroom	10'2 x 9'4			x
Main	Kitchen	8'8 x 9'6	Bsmt	Bar Room	10'4 x 10'7			x
Main	Living Room	14' x 15'	Bsmt	Bedroom	8'8 x 11'9			x
Main	Dining Room	10' x 13'1	Bsmt	Bar Room	13'2 x 13'3			x
Main	Kitchen	10'2 x 9'4	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**  
Finished Floor (Above): **1,260**  
Finished Floor (Below): **0**  
Finished Floor (Basement): **1,025**  
Finished Floor (Total): **3,498 sq. ft.**

Unfinished Floor: **0**  
Grand Total: **3,498 sq. ft.**

Bachelor Units: Income as at:  
1 Bed Units:  
2 Bed Units: Income/annum:  
3 Bed Units: Less Op. Exp:  
Other Units: Net Op. Income:  
Suite:  
Crawl/Bsmt. Height:  
Basement: **Fully Finished, Separate Entry**

Bath	Floor	# of Pieces	Ensuite?
1	<b>Main</b>	<b>2</b>	<b>No</b>
2	<b>Main</b>	<b>2</b>	<b>No</b>
3	<b>Above</b>	<b>3</b>	<b>Yes</b>
4	<b>Above</b>	<b>3</b>	<b>Yes</b>
5	<b>Above</b>	<b>3</b>	<b>No</b>
6	<b>Above</b>	<b>3</b>	<b>No</b>
7	<b>Bsmt</b>	<b>3</b>	<b>No</b>
8	<b>Bsmt</b>	<b>3</b>	<b>No</b>

Outbuildings  
Barn:  
Workshop/Shed:  
Pool:  
Garage Sz:  
Grg Dr Ht:

Listing Broker(s): **Century 21 Coastal Realty Ltd.**

**ON HOLD!! UNDER CONSTRUCTION, ALMOST READY 2 HALF DUPLEX. PRICED TO SELL.**