



Luis Ayala PREC*
 Sutton Group West Coast Realty
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Langley, Otter District
854 264TH ST, V4W 2M8

MLS# F1408722

Multifamily
Active



List Price:	\$459,900	Previous Price:	
		Original Price:	\$459,900
Subdiv/Complex:			
Frontage:	175.20	# Rooms:	19
Depth/Size:	191.9	Bedrooms:	5
Lot SqFt:	33,307	Beds in Bsmt:	0
Rear Yard Exp:		Beds not in Bsmt:	5
Rainscreen:		Bathrooms:	6
Meas. Type:	Feet		
Bylaw Infractions:	N	Pad Rental:	
		Flood Plain:	No
Fixtures Leased:	N		
Fixt Removed:	N		

Style of Home:	Rancher/Bungalow, Rancher/Bungalow w/Loft	Sprinklers:	No	Smoke Detectors:	Partial
Construction:	Frame - Wood	Total Parking:	10	Covered Parking:	0
Foundation:	Concrete Perimeter	Parking Access:	Front		
Exterior:	Mixed	Parking Facilities:	Open		
Type of Roof:	Asphalt				
Renovations:		R/I Plumbing:			
Flooring:	Mixed, Tile	Reno Year:		Dist to Public Trans:	
Water Supply:	Well - Drilled			Dist to School Bus:	
Heat/Fuel:	Baseboard, Forced Air, Natural Gas			Services Connected:	Electricity, Nat.Gas, Septic
Number of Fireplaces:	2			Possession:	
Fireplace Fuel:	Gas - Natural	R/I Fireplaces:		Seller's Interest:	Court Ordered Sale
Property Disclosure:	N - COURT ORDERED SALE			Title to Land:	Freehold NonStrata
Outdoor Area:	Patio(s)			Mortgage Info:	\$0
View:	N				

Legal: PL LMP15413 LT 1 LD 36 SEC 7 TWP 13 PART SW 1/4.
 Amenities: In Suite Laundry, Workshop Detached
 Features Incl: Storage Shed, Vaulted Ceiling

Site Influences: Private Setting
 Outbuildings:

Finished Levels:	2	# Bachelor Units:	Income as at:	<u>Bathrooms</u>
Finished Floor Area Main:	3,737	# 1 Bdrm Units:	Annual Income:	1 4 Piece; Ensuite: Y; Level: MN
Finished Floor Area Up:	387	# 2 Bdrm Units:	Less Oper. Exp:	2 4 Piece; Ensuite: Y; Level: MN
Finished Floor Area Down:	0	# 3 Bdrm Units:	Net Income:	3 4 Piece; Ensuite: N; Level: Main F.
Fin Floor Area Bsmt:	0	# Other Units:		4 4 Piece; Ensuite: N; Level: Main F.
Total Finished Floor Area:	4,124	Suite:	Legal Suite, Unauthorized Suite	5 2 Piece; Ensuite: N; Level: Main F.
Unfinished Floor Area:	0	Crawl/Bsmt Height:		6 6 Piece; Ensuite: N; Level: Main F.
Grand Total Floor Area:	4,124	Basement:	Crawl	7
				8

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	17' X 10'1	Main F.	Dining	12'5 X 12'4			X
Main F.	Kitchen	16'11 X 10'2	Main F.	Living Room	12'5 X 11'4			X
Main F.	Master Bedroc	12'5 X 11'1	Main F.	Office	8'11 X 8'10			X
Main F.	Bedroom	11'1 X 8'3	Main F.	Laundry	8'11 X 8'10			X
Main F.	Bedroom	9'9 X 8'3	Main F.	Kitchen	13'9 X 12'7			X
Main F.	Entrance Hall	5'6 X 5'5	Main F.	Other	23'4 X 13'2			X
Main F.	Master Bedroc	13'1 X 13'	Main F.	Living Room	28' X 9'4			X
Main F.	Bedroom	9'11 X 9'1	Main F.	Family Room	17'8 X 12'9			X
Main F.	Kitchen	17'8 X 12'9	Above	Recreation Roc	17'4 X 15'7			
Main F.	Entrance Hall	7'8 X 7'3						X

Listing Broker 1: Royal LePage - Wolstencroft
 Listing Broker 2/3: Royal LePage - Wolstencroft

Attention Investors! Unique property with the potential for positive cash flow from rental units. Some updates already completed in these side by side homes. Tons of open parking at back of property. Previously leased as farm employee housing. High exposure location and close to U.S. Border. Call today for more information!