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Presented by:

## Nicky Tu PREC\* Keller Williams Elite Realty



Phone: 604-767-5913

nickyhmtu@gmail.com

Active		2.	125-3127-212		DECCENT				Multi	family
R2384341		3.		- 3127-3129 HAGMAN CRESCENT Houston (Zone 53)					\$215,00	•
Board: N				ston - Town					\$215,000	. ,
ourplex			No.	V0J 1Z1						(SP) M
Jen .	Seatting .		Sold Date:	Sold Date: Frontage (f				Original P	Price: <b>\$21</b>	5,000
		A wet	🗿 🎽 Meas. Type:			7		Frontage (metres): 7.32		
9/. 25	L L LANG	165	Depth / Size (	(ft.): <b>117</b>	Bedrooms:	4		Approx. Y	ear Built:	1969
			Lot Area (sq.f	t.): <b>2,808.00</b>	Beds in Bsm	t: O		Age:		50
			Flood Plain:	No	Beds not in I	Bsmt: <b>4</b>		Zoning:		R4
		0.	Rear Yard Exp	p:	Bathrooms:	2		Gross Tax	xes:	\$1,182.9
			Council Apprv	<i>?</i> :	Full Baths:	1		For Tax Y	'ear:	2018
Mary			If new, GST/H	HST inc?:	Half Baths:	1		Tax Inc.	Utilities?:	Yes
	17				P.I.D.: <b>010-</b>	007-491		Tour:		
			View:	No :						
			Complex / Sul							
			• •	nected: Electricit	v. Natural Ga	s. Sanita	rv Sew	er. Wate	r	
			Sewer Type:	Sanitatio		is, suma	i y oen			
Style of Home: <b>2 St</b> Construction: <b>Fra</b> r	torey w/Bsmt. me - Wood			Total Parking: Parking:	Covered Par <b>Open</b>	king:	Parking	Access:		
Exterior: Viny	yl			Dist. to Public Tr			Dist. to	School Bus	:	
	crete Perimeter			Title to Land:	Freehold NonS	Strata				
Rain Screen: Renovations:		Reno. Y R.I. Plu		Property Disc.:	No					
# of Fireplaces: 0			eplaces:	Fixtures Leased:						
Fireplace Fuel:				Fixtures Rmvd:	No:					
Water Supply: City		Metere		Floor Finish:				a Datactors <sup>2</sup> : N		
		Lural Cac		Corioklare2	Na		Cmake I	Dotoctore?	N	
	eboard, Forced Air, Nat deck(s)	tural Gas			No s?: n		Smoke [	Detectors?:	Ν	
Outdoor Area: Sun		tural Gas		Sprinklers?: Bylaw Infractions			Smoke [	Detectors?:	N	
Outdoor Area: Sun Type of Roof: Tar	deck(s)			Bylaw Infractions	s?: <b>n</b>	TIONAL P				9)
Outdoor Area:SunType of Roof:TarLegal:LOT	ndeck(s) & Gravel IS 10-11-12 DISTRICT			Bylaw Infractions	s?: <b>n</b>	TIONAL P				9)
Dutdoor Area: Sun Type of Roof: Tar	ndeck(s) & Gravel IS 10-11-12 DISTRICT			Bylaw Infractions	s?: <b>n</b>	TIONAL P				9)
Dutdoor Area:     Sun       Type of Roof:     Tar       Legal:     LOT       Amenities:     Non       Site Influences:	ndeck(s) & Gravel IS 10-11-12 DISTRICT			Bylaw Infractions	s?: <b>n</b>	TIONAL P				9)
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Dutdoor Area:     Sun       Type of Roof:     Tar       Legal:     LOT       Amenities:     Non       Site Influences:     Floor       Floor     Type       Main     Kitch	ndeck(s) & Gravel TS 10-11-12 DISTRICT ne Dimen nen 6' > ng Room 11'2 >	LOT 622   nsions ( 11'2 ( 19'3	RANGE 5 COAST LAN	Bylaw Infractions	s?: n N 6227 (ADDI Dimensions X X		ID#S 01	0-007-51	2 AND 53	Dimensions X X
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		KELLER WILLIAMS.					
Active R2328642 Board: V Duplex	:	Burna Centr	BOND STRE aby South al Park BS 5H 1E6	ET		Multi <b>\$2,350,00</b>	family <b>0</b> (LP) (SP) M
		Sold Date: Meas. Type: Depth / Size (ft Lot Area (sq.ft. Flood Plain: Rear Yard Exp: Council Apprv? If new, GST/HS View: Complex / Subo Services Conne Sewer Type:	): 8,019.00 North :: T inc?: : iiv:	Frontage (feet): # of Rooms: Bedrooms: Beds in Bsmt: Beds not in Bsmt: Bathrooms: Full Baths: Half Baths: P.I.D.: <b>001-899-8</b> y, Natural Gas, Sat	2 1 1 372	Original Price: <b>\$2,</b> Frontage (metres): Approx. Year Built: Age: Zoning: Gross Taxes: For Tax Year: Tax Inc. Utilities?: Tour:	24.54 1955 63 R5 \$7,887.50 2018 No
Outdoor Area: None Type of Roof: Asphalt	d imeter Reno. Year: R.I. Plumbing: R.I. Fireplaces:		Property Disc.: N Fixtures Leased: Fixtures Rmvd: Floor Finish: S	reehold NonStrata lo : Softwood, Tile, Wall	e Dist. to	Access: Front School Bus: d Detectors?: Y	
Amenities:	tion, Recreation Nearby, Shop	-					

Floor	Туре	Dime	ensions	Floor	Туре	Dime	ensions	Floor	· Ty	ре	Dimensions
Main	Living Room	10'	x 12'				x				x
Main	Kitchen		x 10'				x				x
Main	Master Bedro		x 10'				x				x
Main	Bedroom		x 10'				x				x
Main	Bedroom		x 10'				x				x
Bsmt	Bedroom	10'1					x				x
Bsmt	Recreation	12	x 20'				X				X
			X				X				X
			X				X				x
			*				×				
Finished Floo	r (Main):	1,998	Bachelor	Units:	Income as at:		Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floo	r (Above):	0	1 Bed Uni	ts:			1	Main	4	No	Barn:
Finished Floo	r (Below):	0	2 Bed Uni	ts:	Income/annum:		2	Below	2	No	Workshop/Shed:
	r (Basement): _	1,998	3 Bed Un	its:	Less Op. Exp:		3				Pool:
Finished Floo	r (Total):	3,996 sq. ft.		ts:	Net Op. Income:		4				Garage Sz:
			Suite:				5				Grg Dr Ht:
Unfinished Flo	oor:	0		nt. Height:			6				
Grand Total:		3,996 sq. ft.	Basement	t: Full			7				
							8				

Listing Broker(s): Royal Pacific Riverside Realty Ltd.

Non strata duplex on a big lot 80.5'x99. Each side has 3 bedrooms one bath up and one bedroom, recroom and 2 pc bath down. Laminate floor and good condition. Each side can be rented for about \$3000. Each side has a drive way for 2 parking. The lot is Rectangular and Zoning is RS which allows a legal duplex. Zoning likely to change as per community plan to RM3 allowing 1.5% FSR. Huge future potential. Dimensions are approximate and for one side Court ordered sale. Offers subject to court approval.