



Presented by:
Luis Ayala PREC*

Metro Edge Realty
Phone: 604-551-4418
http://www.luisayala.ca
luisayala@shaw.ca



Active
R2433576

Board: H
Duplex

8533 NORMAN CRESCENT

Chilliwack
Chilliwack E Young-Yale
V2P 5C6

Multifamily
\$729,900 (LP)

(SP)



Sold Date:	Frontage (feet):	184.00	Original Price: \$749,900
Meas. Type: Feet	# of Rooms:	12	Frontage (metres): 56.08
Depth / Size (ft.): 79/0.22 AC	Bedrooms:	4	Approx. Year Built: 1970
Lot Area (sq.ft.): 0.00	Beds in Bsmt:	0	Age: 50
Flood Plain: Yes	Beds not in Bsmt:	4	Zoning: R1-B
Rear Yard Exp: West	Bathrooms:	2	Gross Taxes: \$3,257.86
Council Apprv?:	Full Baths:	2	For Tax Year: 2019
If new, GST/HST inc?:	Half Baths:	0	Tax Inc. Utilities?: No
	P.I.D.: 006-950-485		Tour:

View: **Yes: MOUNTAINS**

Complex / Subdiv:

Services Connected: **Natural Gas, Sanitary Sewer, Storm Sewer, Water**
Sewer Type: **City/Municipal**

Style of Home: **Basement Entry**
Construction: **Frame - Wood**
Exterior: **Stucco, Wood**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **0**
Fireplace Fuel:
Water Supply: **City/Municipal**
Fuel/Heating: **Forced Air**
Outdoor Area: **Balcony(s)**
Type of Roof: **Torch-On**

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

Metered

Total Parking: Covered Parking: **1** Parking Access: **Front**
Parking: **Carport; 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: **Wall/Wall/Mixed**
Sprinklers?: **No** Smoke Detectors?: **Y**
Bylaw Infractions?: **n**

Legal: **LOT 81, PLAN NWP33702, DISTRICT LOT 342, GROUP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities: **In Suite Laundry, None**

Site Influences: **Private Yard, Recreation Nearby, Shopping Nearby**
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16' x 15'	Bsmt	Recreation	16'4 x 14'			x
Main	Kitchen	11' x 12'6	Bsmt	Laundry	11' x 20'			x
Main	Master Bedroom	11'8 x 12'			x			x
Main	Bedroom	11'9 x 9'			x			x
Bsmt	Recreation	16'4 x 14'			x			x
Bsmt	Laundry	11' x 20'			x			x
Main	Living Room	16' x 15'			x			x
Main	Kitchen	11' x 12'6			x			x
Main	Master Bedroom	11'8 x 12'			x			x
Main	Bedroom	11'9 x 9'			x			x

Finished Floor (Main):	891	Bachelor Units:	Income as at:	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	1 Bed Units:		1	Main	4	No	Barn:
Finished Floor (Below):	543	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):	1,434 sq. ft.	Other Units:	Net Op. Income:	4				Garage Sz:
		Suite:		5				Grg Dr Ht:
Unfinished Floor:	0	Crawl/Bsmt. Height:		6				
Grand Total:	1,434 sq. ft.	Basement: Partly Finished, Separate Entry		7				
				8				

Listing Broker(s): **RE/MAX Nyda Realty Inc.**

Great investment opportunity - this duplex is located on a quiet street near shopping and schools. Each side features on the main floor 2 bedrooms, 1 bathroom, huge living room with balcony facing east and a large country kitchen. Downstairs is a spacious recreation room and massive laundry area that can be utilized as storage or an opportunity of a third bedroom. Single carport & fenced yard. Come check it out.