				L	Luis Ay Metro Phone: www	ented by: ala PR Edge Realty 604-551-441 Iuisayala.ca ala@shaw.ca		k					Ξ
Active R2299604 Board: N Fourplex					Williams L Williams	RD AVEN ake (Zone 27 5 Lake - City 2G 1J5						Multi \$316,40	family 0 (LP) (SP) M
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If you're looking for an investment property...this one ticks all the boxes. Terrific downtown location allows you to walk to all the amenities. This well-kept 4-plex features 2 bedrooms in each of the 4 units. Affordable Boiler heating system has been well maintained and serviced recently, along with a new roof in approximately 2016. Currently, this building rents for \$3098--landlord pays heating bill of \$253.00/month. Excellent opportunity, call me.

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Take advantage of a great income producing property. Both units offer 2 bedrooms, open floor plan, updated 4-piece bathrooms, large front decks with extra storage. Large corner lot has extra parking.

			ented by:	•*			
		Metro Phone: 6	Edge Realty 604-551-4418	- *			
A state of the sta			uisayala.ca la@shaw.ca				R E A L T Y
Active		1301 201	TH AVENUE				Multifamily
R2301219 Board: N			itral (Zone 72) /LA			:	\$220,000 (LP)
Duplex			L 4B3				(SP) M
		Sold Date:		Frontage (fee	t): 0.00	Original Pr	rice: \$220,000
		Meas. Type:	Feet	# of Rooms:	10		(metres): 0.00
		Depth / Size (ft.		Bedrooms:	4		ear Built: 9999
		Lot Area (sq.ft.)	: 7,298.00	Beds in Bsmt:		Age:	999
		Flood Plain:		Beds not in B		Zoning:	RT2
		Rear Yard Exp: Council Apprv?:		Bathrooms: Full Baths:	2 2	Gross Tax For Tax Ye	+-,
		If new, GST/HS		Half Baths:	2		Itilities?: No
			r mc:.	P.I.D.: 026-2	-	Tour:	
		View: Complex / Subd	No :		02 001	Tour.	
		•	ted: Electricity	, Natural Gas	s, Sanitary S	Sewer, Storm	Sewer, Water
Style of Home: Basement En Construction: Frame - Woo			Total Parking: Parking:	Covered Park Carport; I		king Access:	
Exterior: Stucco					D'.	L Lo Cole a al Durau	
	imotor		Dist. to Public Tra			t. to School Bus:	
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Excellent investment. Up/down duplex, ground level entry style, in good condition in good location at very edge of subdivision close to new seniors complexes and to downtown. Two 2 bedroom units with total rents of \$1970 per month (\$970 up and \$1000 down) including utilities. Newer HE furnace. Upstairs tenants since June 2014 rent just increased. Downstairs since April 2018 hence higher rent.

				Luis Ay	sented by: ala PRE Edge Realty	C*					
				Phone: www	604-551-4418 Luisayala.ca ala@shaw.ca					EDG R E A L T	
Active R2303375				-	ESTA AVENL e (Zone 88)	JE					family
Board: N Duplex				Terra	ace - City 3G 4R6				:	\$239,00	(LP) (SP) M
			-	Sold Date: Meas. Type:	Feet	Frontage (# of Room	-	0.00 8	Original Pr Frontage (-	-
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			1	Flood Plain:	No	Beds not ir	n Bsmt:	3	Zoning:		R2
	-			Rear Yard Exp:		Bathrooms	:	2	Gross Tax	es:	\$2,973.2
	BY CONTRACTOR			Council Apprv?		Full Baths:		2	For Tax Ye		2018
				f new, GST/HS		Half Baths:		0	Tax Inc. L		
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- State				Complex / Subo							
- 1				Services Conne	cted: Electricit	y, Natural (Gas, Sai	nitary Sev	ver, Storm	Sewer,	Water
yle of Home: onstruction:	2 Storey Frame - Wood				Total Parking: 2 Parking:	Covered P Carpor	arking: 1 t; Single		g Access: Fro	ont	
cterior:	Wood				Dist. to Public Tr			Dist. to	o School Bus:	1 BLOCK	
oundation: ain Screen:	Concrete Perimeter		eno. Year:		Title to Land:	Freehold No	nStrata				
enovations:			I. Plumbing:		Property Disc.:	Yes					
of Fireplaces		R.	I. Fireplaces:		Fixtures Leased:						
	Electric, Gas - Natu	ral			Fixtures Rmvd:						
	City/Municipal					Wall/Wall/M	lixed			v	
ual/Hasting	Forced Air Natural	Gae				No		Smoke	Detectors?		
	Forced Air, Natural Fenced Yard	Gas			1 1	No ?: n		Smoke	Detectors?:	1	
utdoor Area:		Gas			Bylaw Infractions			Smoke	• Detectors?: `	<u> </u>	
utdoor Area: ype of Roof: egal:	Fenced Yard	77 RANGE 5			Bylaw Infractions	OGETHER W					OPERTY II
utdoor Area: ype of Roof: egal: menities:	Fenced Yard Asphalt STRATA LOT 1 DL 9 PROPORTION TO T None	77 RANGE 5 HE UNIT EN			Bylaw Infractions	OGETHER W					OPERTY II
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Three bedrooms and 2 full baths with private yard and storage shed. With a small amount of time and effort, this home will be yours to enjoy for many years to come. The vaulted ceilings upstairs with skylight and fireplace will give a cozy and relaxed feel all year through. Two bedrooms and a full bath up, along with another bedroom and bathroom on the main floor gives plenty of space for family and /or friends. A family room and laundry finish off the main floor. Out back you have a private, fenced yard and room for flowers and a garden. Your finishing touches will bring this home back to where it can shine once again.

	Luis Ay Metro Phone: www	eented by: ala PREC Edge Realty 604-551-4418 .luisayala.ca ala@shaw.ca	*				Ē
Active 32301137		HBAU STREE	т				family
Board: N		/est (Zone 71) uceland				\$239,90	
Duplex		2M 3R8					(SP) M
	Sold Date:		Frontage (feet): 0.00	Original	Price: \$2 3	89,900
	Meas. Type:	Feet	# of Rooms:	8	-	e (metres):	
	Depth / Size (ft	-	Bedrooms:	4		Year Built:	
	Lot Area (sq.ft.): 8,320.00	Beds in Bsmt:	2	Age:		48
	Flood Plain:		Beds not in Bs		Zoning:		RT1
	Rear Yard Exp:		Bathrooms:	3	Gross Ta		\$3,005.16
	Council Apprv?		Full Baths:	3	For Tax		2018
	If new, GST/HS	si inc?:	Half Baths:	0		Utilities?:	NO
			P.I.D.: 011-6 !	52-721	Tour:		
	View:	No :					
a state of the sta	Complex / Subo	div:					
	Services Conne	cted: Electricity	, Natural Gas	, Sanitary S	ewer, Wate	er	
2		1					
tyle of Home: Rancher/Bungalow w/Bsmt.		Total Parking: 4	Covered Parki	ng: Park	ing Access: F	ront	
onstruction: Frame - Wood xterior: Stucco, Wood		Parking: Dist. to Public Trar	Open nsit:	Dist.	to School Bu	s:	
oundation: Concrete Perimeter		Title to Land: Fi					
tain Screen: Reno. Year: tenovations: R.I. Plumbin t of Fireplaces: 0 R.I. Fireplac ireplace Fuel: Vater Supply: City/Municipal	ng:	Property Disc.: Ye Fixtures Leased: N Fixtures Rmvd: N Floor Finish:	o:				
uel/Heating: Forced Air, Natural Gas Dutdoor Area: Fenced Yard		Sprinklers?: N Bylaw Infractions?		Smo	ke Detectors?	?: N	
Type of Roof: Asphalt eqal: LOT 399 DL937 CARIBOO DISTRICT PL	AN 15185						
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menities:							
imenities: ite Influences: ieatures:							
ite Influences: eatures: Floor Type Dimensions Flo	oor Type	D		-loor	Туре		Dimensions
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Wanna be a Landlord? Here is your chance. Full Duplex with second suite downstairs on one side. Tenants pay utilities. Unit 749 needs work but is easy to show.

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gal: nenities:	LOT 7 BLOCK (ADDITIONAL None			CARIBO	O DISTRICT P	LAN 752, LOT 8	BLOCK 81	DISTRIC	CT LOT 937	CARIBOO	DISTRICI	PLAN 752
replace Fuel: ater Supply: Iel/Heating: Itdoor Area: Inpe of Roof:	None City/Municipa Forced Air, Na Patio(s) & Deo Torch-On	tural Gas ck(s)				Fixtures Rmvd: N Floor Finish: Sprinklers?: N Bylaw Infractions?	o: o :: n			Detectors?		
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					www.	04-551-4418 luisayala.ca la@shaw.ca					EDG REALT	Ξ
	2					Edge Realty					METE	

		Luis Ay Metro Phone: www	sented by: ala PRE Edge Realty 604-551-4418 .luisayala.ca ala@shaw.ca	C*				EDGE REALTY
Active R2298182 Board: N		Quesn Ques	PHY STREE el (Zone 28) nel - Town	т				Multifamily \$199,000 (LP) (SP) M
Duplex Support Support	od rimeter Reno. Y R.I. Plur	Sold Date: Meas. Type: Depth / Size (f Lot Area (sq.ft Flood Plain: Rear Yard Exp Council Apprv? If new, GST/H View: Complex / Sub Services Conne	.): 8,052.00 No East ST inc?: No : SEA div: ected: Electricit Total Parking: 3 Parking: Dist. to Public Tra Title to Land: I Property Disc.: Y Fixtures Leased: I	Covered P. Open ansit: Freehold Nor Yes No :	s: 1 mt: 1 n Bsmt: 2 : 2 5-090-51 FER VIEW Gas, Sani arking: 0	L 2 2 6 7 tary Sew Parking	Frontage Approx. Y Age: Zoning: Gross Ta For Tax Y Tax Inc. Tour: Yer, Wate Access: Fr	Price: \$199,000 (metres): 20.12 Year Built: 1951 67 RS2 xes: \$2,112.34 Year: 2018 Utilities?: No
Fireplace Fuel: None Vater Supply: City/Municip Fuel/Heating: Baseboard, I Dutdoor Area: Patio(s) & D Type of Roof: Metal	Forced Air, Natural Gas			Mixed No		Smoke	Detectors?	Y
Amenities: In Suite Lau Site Influences: Central Loca Features: Floor Type Main Kitchen Main Den Main Den Main Bedroom Main Bedroom Main Bedroom Bsmt Kitchen Bsmt Living Room Bsmt Dining Room Bsmt Dining Room Bsmt Bedroom Finished Floor (Main):	Dimensions 13'6 × 9'4 10'0 × 4'0 11'6 × 7'0 15'6 × 12'10 11'3 × 9'9 10'7 × 7'3 13'0 × 9'6 11'4 × 11'0 8'0 × 8'0 13'0 × 11'3 1,000 Bachelor U	te Setting, Recreation	n Nearby, Shopp In Closet ry	Dimensions 5'7 x 5'5 8'0 x 7'9 x x x x x x x x x x x x x x x x x x x	Floor	Iy of Pieces	Ensuite?	Dimensions X X X X X X X X X X X
Finished Floor (Above): Finished Floor (Below): Finished Floor (Basement): Finished Floor (Total):	0 1 Bed Unit 0 2 Bed Unit 900 3 Bed Unit 1,900 sq. ft. Other Unit Suite:	s: Income/anr s: Less Op. Ex	p:	1 2 3 4 5	Main Bsmt	4 4	No No	Barn: Workshop/Shed: Pool: Garage Sz: Door Height:
Unfinished Floor: Grand Total:	0 Crawl/Bsm	t. Height: Full, Fully Finished		6 7 8				5

Duplex in North Quesnel. \$1,35.00 total rents. Units in excellent condition. Good tenant mix. No through street. Private location.I

	I	Presented by: Luis Ayala PRI Metro Edge Realty Phone: 604-551-4418 www.luisayala.ca luisayala@shaw.ca	EC*				
Active R2299936 Board: N Fourplex		166 BOUCHIE STRE Quesnel (Zone 28) Quesnel - Town V2J 1L8	ET				Multifamily \$419,500 (LP) (SP) M
	M D L L F F R C C I I I I I I I V I C C	old Date: leas. Type: Feet lepth / Size (ft.): 0 ot Area (sq.ft.): 12,000.00 lood Plain: No ear Yard Exp: ouncil Apprv?: ^c new, GST/HST inc?: iew: Yes: O V omplex / Subdiv: ervices Connected: Commu Water	Beds not i Bathrooms Full Baths Half Baths P.I.D.: 02 /ER THE CIT	ns: 2 smt: 0 n Bsmt: 2 s: 0 : 2 3-652-48 Y	22 10 0 10 5 4 2 99	Frontage Approx. Y Age: Zoning: Gross Ta For Tax Y Tax Inc. Tour:	Year: 2018 Utilities?: No
Style of Home: 2 Storey w/Bsmt. Construction: Frame - Wood Exterior: Stucco Foundation: Concrete Perimeter Rain Screen: Concrete Perimeter Renovations: Gas - Natural # of Fireplaces: 2 Fireplace Fuel: Gas - Natural Water Supply: City/Municipal Fuel/Heating: Natural Gas Dutdoor Area: Sundeck(s) Type of Roof: Asphalt Legal: PLAN PGP5532 BLK 1	Reno. Year: R.I. Plumbing: R.I. Fireplaces: 15 DL 703 LD 05. PARCE	Total Parking: Parking: Dist. to Public ⁻ Title to Land: Property Disc.: Fixtures Leasec Fixtures Rmvd: Floor Finish: Sprinklers?: Bylaw Infractio	Transit: Freehold No Yes d: No : No : No :	e; Double	Dist. to	Access: School Bus Detectors?	
Amenities: In Suite Laundry Site Influences:		low Coverings, Jetted Batht	ub				
FloorTypeMainKitchenMainLiving RoomMainDining RoomMainNookMainFamily RoomMainDenBelowLiving RoomBelowKitchenBelowBedroomBelowBedroom	Dimensions Floor 17' x 16' Above 14' x 13' Above 14' x 10' Above 11' x 12' Above 18' x 14' Above 17' x 2' Above 17' x 12' Above 17' x 9' Below 11' x 10' Below 11' x 10' Below 13' x 11' Below 11' x 8' Below	<u>Type</u> Master Bedroom Bedroom Bedroom Bedroom Bedroom Living Room Kitchen Living Room Kitchen	Dimensions 16' x 14' 16' x 14' 14' x 12' 12' x 11' 11' x 11' 11' x 10' 14' x 13' 8' x 8' 17' x 9' 11' x 6'	Floor Below Below		<u>e</u> droom droom	Dimensions 11' x 10' 11' x 8' x x x x x x x x x
Finished Floor (Main):1,684Finished Floor (Above):1,756Finished Floor (Below):0Finished Floor (Basement):1,655Finished Floor (Total):5,095 sUnfinished Floor:0	g. ft. Crawl/Bsmt. Height:	Income as at: Income/annum: Less Op. Exp: Net Op. Income:	Bath 1 2 3 4 5 6	Floor # Above Above Above Main Below Below	of Pieces 5 4 2 2 4 4 4	Ensuite? No Yes No No No No	Outbuildings Barn: Workshop/Shed: Pool: Garage Sz: Door Height:
Grand Total: 5,095 se	q. ft. Basement: Fully Fir	nished	7				

Very large 5,095 sq ft executive 2 storey home with a 3rd lower level containing 3 rental suites. All levels w/in-floor nat. gas hot water heat. Features incl. security system, heat exchanger, 2 nat has FP's, central vac. This home is situated on a double lot at the top end of Bouchie St. with amazing view over the city. Large high end circular style kitchen with island. Huge family living area on main with 6 bdrms up. The rentals are 2 - 2 bdrm suites rent at \$800 and the 1 bdrm at \$550. All include heat and light. One of the 2 bdrms is currently being totally redone. Huge double garages.

			Luis Ay Metro Phone: www.	ented by: ala PRE Edge Realty 604-551-4418 .luisayala.ca ala@shaw.ca	C*					=
Active R2300356 Board: N Duplex			Quesne Quesr	PHY STREE el (Zone 28) nel - Town 2J 2X9	ET				Multi \$239,00 0	family 0 (LP) (SP) <mark>M</mark>
			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 Conner): 8,052.00 No East T inc?: No : SEA	Frontage (1 # of Room Bedrooms: Beds in Bsr Beds not ir Bathrooms Full Baths: Half Baths: P.I.D.: 006 ASONAL RIV	s: n Bsmt: : 5-090-44 ER VIE\	2 2 0 43 W	Frontage Approx. Age: Zoning: Gross Ta For Tax A Tax Inc. Tour:	ixes: Year: Utilities?:	20.12 1951 67 RS2 \$2,216.44 2018
Construction: Exterior: Foundation: Rain Screen: Renovations: # of Fireplaces: Fireplace Fuel: Water Supply: Fuel/Heating: Outdoor Area: Type of Roof: Legal:		Reno. Year: R.I. Plumbing: R.I. Fireplaces: tural Gas	: 0	Total Parking: 3 Parking: Dist. to Public T Title to Land: Property Disc.: Fixtures Leased Fixtures Rmvd: Floor Finish: Sprinklers?: Bylaw Infractior	Open iransit: Freehold Nor Yes : No : No : No : Mixed No	-	Dist. to	Access: Fi	s: 2 BLOCK	S
Features: Floor I Main M Main M Main L Main B Main B Main B Samt K Bsmt L Bsmt L	Altern13'9 aMaster Bedroom11'7 aDining Room11'3 aLiving Room15'3 aBedroom11'3 aBedroom10'7 aGitchen13'aLiving Room13'aLiving Room13'aLiving Room13'aLiving Room13'aLiving Room13'aLiving Room13'aLiving Room13'a	nsions Floor (9'3 Bsmt (11'5 (9'6 (11'2 (9'9 (7'3 (11'2	Туре	ng Nearby, Tre	Dimensions 11' x 10'6	Floor	Τy	<u>pe</u>	I	Dimensions X X X X X X X X X X X
Finished Floor (A Finished Floor (A Finished Floor (E Finished Floor (E Finished Floor (T Unfinished Floor Grand Total:	Main): 1,100 Above): 0 Selow): 0 Basement): 1,000 Total): 2,100 sq. ft.	Bachelor Units: 1 Bed Units: 1 Bed Units: 1 Bed Units: 3 Bed Units: 3 Bed Units: 1 Other Units: Suite: Crawl/Bsmt. Heig Basement: Full, I	Income/ann Less Op. Exp Net Op. Inco	um: p:	x Bath 1 2 3 4 5 6 7 8	Floor Main Bsmt	# of Pieces 4 4	Ensuite? No No	Outb Barn: Workshop/ Pool: Garage Sz: Door Heigh	

Listing Broker(s): Century 21 Bob Sutton Realty

Duplex in north Quesnel. \$1450.00 total rents. Units in excellent condition. Unit was completely rebuilt from foundation up in 2010. Good tenant mix. No-thru street, private location.

		Luis Ay Metro Phone: www	ented by: ala PREC Edge Realty 604-551-4418 .luisayala.ca ala@shaw.ca	*					0
Active R2303553 Board: N Fourplex		Prince Ru Prince F	SLOAN AVEN pert (Zone 52) Rupert - City 8J 2A9	UE				Multifa \$404,500	,
		Sold Date: Meas. Type: Depth / Size (ft Lot Area (sq.ft. Flood Plain: Rear Yard Exp: Council Apprv? If new, GST/HS View: Complex / Subc	Feet Feet 1: 0 1 1: 8,408.00 1 1: 1 1: 1 5T inc?: 1 1 1 Yes: MOUN		ns: mt: n Bsmt: s: : 0-536-3	6 4 2 29	Frontage Approx. Age: Zoning: Gross Ta For Tax T Tax Inc. Tour:	R ixes: \$ Year: 2 Utilities?: N	0.00 .971 .7 .2 .3,379.68 .018 .0
Style of Home: 2 Storey Construction: Frame - Wood Exterior: Wood Foundation: Concrete Perimeter Rain Screen: Concrete Perimeter Renovations: Fireplaces: # of Fireplaces: O Fireplace Fuel: City/Municipal Vater Supply: City/Municipal Fuel/Heating: Baseboard, Electric Dutdoor Area: Balcny(s) Patio(s) Dcl Type of Roof: Torch-On Lott 180 DISTRICT LO	. ,	r: ving: aces:	Total Parking: 5 Parking: Dist. to Public Trans Title to Land: Fre Property Disc.: Ye Fixtures Leased: No Fixtures Rmvd: No Floor Finish: Sprinklers?: No Bylaw Infractions?:	Covered F Carpon sit: eehold No ss) :	Parking: 1 rt; Single	. Parking e, Open, RV Dist. to	Access: F	ront, Lane Avail. S:	
Amenities: Site Influences: Features:									
MainLiving Room1MainLiving Room1MainDining Room1MainMaster Bedroom1MainBedroom1MainBedroom1MainBedroom1MainBedroom1MainBedroom1MainBedroom1	2'6 x 10'6 M 19' x 12'6 B 12' x 9' B 2'6 x 13'6 B 2'6 x 13'6 B 7'9 x 8'5 B 10' x 12' B 9' x 12'2 B 2'5 x 8'2 B	Oor Type lain Kitche elow Foyer elow Recrea elow Bedroo elow Kitche	n 12 13 14 tion 12'1 14 tion 13' 13 15 tion 13' 15 tio	mensions 2' x 10'6 3' x 12' 1' x 12' 1' x 18' 2' x 9' 3' x 9'5 9' x 12' 3' x 9'5 7' x 12' 2' x 17'	Floor	Τy	<u>pe</u>	Di	imensions X X X X X X X X X X
Finished Floor (Main):2,030Finished Floor (Above):0Finished Floor (Below):2,030Finished Floor (Basement):0Finished Floor (Total):4,060 sqUnfinished Floor:0Grand Total:4,060 sq	Suite: Crawl/Bsmt.	Income/ann Less Op. Ex Net Op. Inco Height:	um: p:	Bath 1 2 3 4 5 6 7 8	Floor Main Main Below Below Below	# of Pieces 4 4 4 4 2 1	Ensuite? No No No No No	Outbui Barn: Workshop/Sl Pool: Garage Sz: Door Height:	hed:
isting Broker(s): Realty Executives Pr	. Rupert			0					

This 4-plex is a excellent investment opportunity and can generate rental income from all 4 units. The 2 larger units each offer 3 bedrooms, 2 bathrooms, while at the rear of the property you have 2 units each equipped with 2 bedrooms & 1 bathroom. All 4 units have separate kitchens & parking. With a total of 10 bedrooms, and 5 bathrooms, this property is ideal for any investor looking for great rental income. Notable features include ample storage space, lane access, and a convenient location near schools, hospital, and downtown core.

			L	.uis Ay Metro Phone: www.	ented by: ala PRI Edge Realty 604-551-4418 Iluisayala.ca ala@shaw.ca		:					
Active R2303818 Board: N Duplex			142	Prince Rup Prince R	E 11TH AV Dert (Zone 52) Rupert - City 8J 2X3		E				Multifamily \$423,900 (LP) (SP)	•
			Me De Lo Flo Re Co If Vie Co	bod Plain: ear Yard Exp: puncil Apprv?: new, GST/HS ew: mplex / Subd): 10,000.00 T inc?: No :	# Be Be Ba Fu Ha	athrooms Ill Baths alf Baths I.D.: 00	ns: :: m Bsmt: s: : : : 6-996-1	4 4 0 841	Frontage Approx. Age: Zoning: Gross Ta For Tax Tax Inc. Tour:	Year: 2018 Utilities?: No	8 3 26.02
Dutdoor Area: Balcny(s) ype of Roof: Asphalt, V egal: LOT B, LO	Perimeter cipal I, Electric, Woo Patio(s) Dck(s) Vood	R.I. Fir d :K 35 SEC	ımbing: eplaces:	STRICT LOT 2	Total Parking: Parking: Dist. to Public Title to Land: Property Disc.: Fixtures Lease Fixtures Rmvd Floor Finish: Sprinklers?: Bylaw Infractio	Transit Free : Yes d: No : : No : No ons?: N	Add. F : hold No	onStrata	Avail., Ope Dist. t Smoke	o School Bu	S:	
ite Influences: Features: Floor Type Below Foyer Main Bedroom Main Laundry Main Recreation Main Living Roo Main Dining Roo Main Master Bed Main Bedroom Main Living Roo Main Living Roo	10'9 10'6 10'2 24' m 13' m 9'6 9'6 Iroom 12'4 9'6	ensions x 13' x 9'6 x 8' x 14' x 13'4 x 8'10 x 8' x 10' x 10' x 10'6 x 13'4	Eloor Main Main Main Below Below Below Below	<u>Type</u> Dining Kitcher Master Bedroo Foyer Bedroo Laundr Recrea	n Bedroom om om Y	9'6 9'6 12' 10'6 13' 10'6 10' 24'	ensions x 8'10 x 8'4 x 10' x 9'6 x 109' x 9'6 x 8' x 14' x x	Floor	: I	уре	Dimen x x x x x x x x x x x	
Finished Floor (Main): Finished Floor (Above):	n 13 ⁻ 1,520 0 1,520 0	Bachelor 1 Bed Un 2 Bed Un 3 Bed Un Other Un	its: its: its:	Income as a Income/ann Less Op. Exp Net Op. Inco	um:):		<u>Bath</u> 1 2 3 4 5	<u>Floor</u> Main Below Above Below	# of Pieces 4 4 4 4 4 4 4	Ensuite? No No No No	Outbuilding Barn: Workshop/Shed: Pool: Garage Sz: Door Height:	-

Side by Side Duplex! Perched on a rock bluff this house sits a massive 10,000 square foot lot which includes 50 x 100 square feet of buildable, vacant land, adjacent to your duplex. With a total of 6 bedrooms and 4 bathrooms, you could live comfortably in one side while renting the other, or use this property as dual rental income. Notable features include; wood burning fireplaces, lane access & ample parking, privacy and beautiful surrounding views. Whether you are looking for a home with a mortgage helper, rental property, or a development project, this property is offers it ALL!

				Luis Aya Metro E Phone: 6 www.lu	nted by: ala PR Edge Realty 04-551-441 uisayala.ca a@shaw.ca	8	¢				
Active R2297383 Board: N Duplex				Robson Val McBride	AVENUE ley (Zone 8 e - Town 1 2F0						Multifamily \$249,000 (LP) (SP) M
			F F C C C	Sold Date: Meas. Type: Depth / Size (ft.) Lot Area (sq.ft.): Flood Plain: Rear Yard Exp: Council Apprv?: If new, GST/HST View: Complex / Subdi Services Connect	Feet): 0 5 6,250.00 ⁻ inc?: No : v:	# Be Be Ba Fu Ha P.	ontage (f of Room: edrooms: eds in Bsr eds not in athrooms ill Baths: alf Baths: I.D.: 005	s: n Bsmt: : 5 -940-0	4 4 0	Frontage Approx. Age: Zoning: Gross Ta For Tax	+-,•••••
onstruction: xterior: bundation: ain Screen: enovations: of Fireplace ireplace Fuel /ater Supply uel/Heating: utdoor Area ype of Roof: egal: menities: ite Influence	City/Municipal Baseboard Sundeck(s) Metal PL PGP 1373 LT 5 Storage St Lane Access, Rec	Renc R.I. I R.I. I BLK 1 DL 5316 reation Nearby,	Shopping I	F F F S S S S	Total Parking Parking: Dist. to Publi Fitle to Land Property Disc Fixtures Leas Fixtures Rmv Floor Finish: Sprinklers?: Bylaw Infract	c Transit Free c.: Yes ed: No : d: No : Lam No	hold Nor	nStrata	Dist. t oleum	g Access: o School Bu e Detectors?	
eatures: <u>Eloor</u> Main Main Main Main Main Main Main Main Main Main	ClthWsh/Dryr/Fr Type Kitchen Dining Room Living Room Bedroom Bedroom Bedroom Laundry Foyer Walk-In Closet Kitchen	Dimensions 10'6 x 10'9 9'6 x 14'7 11'6 x 24'4 9'7 x 8'8 9'9 x 10'3 9'7 x 7'6 7'6 x 12'11 6' x 8'8 7'6 x 5'3 8'9 x 11'8	Floor Main Main Main Main Main Main Main	<u>Type</u> Dining F Living R Bedroor Bedroor Bedroor Foyer Walk-In	oom n n n	8'8 15'4 7'8 10'10 8'6 7'1 10'3	ensions x 9'9 x 12'6 x 9'8 x 10'3 x 9'6 x 8'6 x 3'6 x x x x x	Floor	: 1	уре	Dimensions x x x x x x x x x x x x
inished Floor inished Floor inished Floor	(Main): 2,30 (Above): (Below): (Basement): (Total): 0r: 2,30	14 Bacheld 0 1 Bed U 0 2 Bed U 0 3 Bed U 14 sq. ft. Other U Suite: Suite: 14 Crawl/ft	Jnits: Jnits:		m:		Bath 1 2 3 4 5 6 7 8	<u>Floor</u> Main Main Main Main	# of Pieces 4 3 4 3	Ensuite? No Yes No Yes	Outbuildings Barn: Workshop/Shed: Pool: Garage Sz: Door Height:

Full duplex - great family home and investment property. Each side has 3 bedrooms and 2 bathrooms. Live on one side and rent the other. Excellent location, close to all amenities. Includes all appliances and some furnishings.

			Luis Ay Metro Phone:	ented by: ala PRE(Edge Realty 604-551-4418 .luisayala.ca ala@shaw.ca	C*				EDGE R E A L T Y		
Active R2298095 Board: N Duplex			PG City Sc Laf	ENE ROAD buth (Zone 74) reniere 2N 5P2					Multifamily \$250,000 (LP) (SP)	_	
			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	Feet .): 0): 12,502.00 .: .: .: .: .: .: .: .: .: .:	Frontage (1 # of Room Bedrooms: Beds in Bsr Beds not ir Bathrooms Full Baths: Half Baths: P.I.D.: 012	s: n Bsmt: : 2-523-41	2 2 0 11	Frontage Approx. Age: Zoning: Gross Ta For Tax A Tax Inc. Tour:	·····	, 1 43.3(
onstruction: kterior: bundation: ain Screen: enovations: of Fireplaces: replace Fuel: /ater Supply: ucl/Heating: utdoor Area: ype of Roof: egal: menities:	Other City/Municipal Electric	Reno. Ye R.I. Plum R.I. Firep 599 LD 05.	ibing:	Title to Land: Freehold NonStrata bing: Property Disc.: Yes aces: Fixtures Leased: No : Fixtures Rmvd: No : Floor Finish:							
Aain L Aain K Aain N Aain E Noove L Noove K Noove N	laster Bedroom Sedroom .iving Room	Dimensions 17' x 15'9 12'9 x 11'3 13'1 x 11'7 13' x 11'2 17' x 15'6 12'9 x 11'3 13' x 11'7 13' x 11'7 13' x 11'2 x x	Floor Type]	Dimensions X X X X X X X X X X X X X	Floor	Τy	<u>pe</u>	Dimens X X X X X X X X X		
nished Floor (N nished Floor (A inished Floor (E inished Floor (E inished Floor (T nfinished Floor rand Total:	Above): 0 Below): 0 Basement): 0 Total): 1,971 set	Bachelor Ur 1 Bed Units 2 Bed Units 3 Bed Units 0 ther Units Suite: Crawl/Bsmt	: Income/ann Less Op. Exp Net Op. Inco	um: o:	Bath 1 2 3 4 5 6 7 8	Eloor # Main Main	4 4 4	Ensuite? No No	Outbuilding: Barn: Workshop/Shed: Pool: Garage Sz: Door Height:	<u>S</u>	
sting Broker(s)	: Royal LePage Prince	e George		R	oyal LePage	Prince G	eorge				

This great investment property is a side by side duplex in the Lafreniere subdivision. 7284 was renovated last year, has 2 bedrooms & rents for 950.00 but will be vacant September 1st. 7286 has 2 bedrooms & rents for 850.00. Yearly Expenses: Taxes 2443.36, City Utilities with a medium garbage approx. 1200.00, Property Insurance approx. 1500.00. Lot size measurement is taken from tax assessment, all measurements are approx. and all info. to be verified by buyer if deemed important.

	Luis Ay Metro Phone: www	sented by: Tala PREC Edge Realty 604-551-4418 Julisayala.ca vala@shaw.ca	2*			<u> </u>
Active R2296345 Board: N Fourplex	Kitima kitima	EDEENE STR at (Zone 89) Kitimat 8C 1W3	EET			Iltifamily DOO (LP) (SP) M
	Flood Plain: Rear Yard Exp. Council Apprv? If new, GST/H: View: Complex / Sub	.): 13,013.00 : : : ST inc?: No : div:	Frontage (feet): # of Rooms: Bedrooms: Beds in Bsmt: Beds not in Bsmt: Bathrooms: Full Baths: Half Baths: P.I.D.: 011-939- 4	5 3 0 3 1 1 0	Original Price: \$ Frontage (metres Approx. Year Buil Age: Zoning: Gross Taxes: For Tax Year: Tax Inc. Utilities? Tour: er, Storm Sewen	i): 0.00 lt: 1956 62 R-3A \$2,300.72 2018 ?: Yes
tyle of Home: 2 Storey w/Bsmt. Construction: Frame - Wood Exterior: Vinyl Foundation: Concrete Perimeter Renovations: Concrete Perimeter Renovations: Foreplaces: 0 Fireplaces: 0 City/Municipal Forced Air, Natural Gas Balcony(s) Sype of Roof: Asphalt egal: LOT 19 DISTRICT LOT 60 Amenities: None Site Influences: Cul-de-Sac, Recreation N	Reno. Year: R.I. Plumbing: R.I. Fireplaces: 25 RANGE 5 COAST DISTRICT P earby	Property Disc.: Y Fixtures Leased: N Fixtures Rmvd: N Floor Finish: L Sprinklers?: N Bylaw Infractions?	reehold NonStrata es lo : lo : aminate, Mixed lo	Dist. to S	Access: Front School Bus: Detectors?: Y	
Main Living Room 11'5 Main Kitchen 10'0 Above Bedroom 8'0 Above Bedroom 8'0 Above Master Bedroom 11'0	Ensions Floor Type x 13'9 x x x 10'0 x x x 16'0 x x x 16'0 x x x x x x x x x x x x	Ē	Dimensions Floor X X X X X X X X X X X X X X X X X X	Тур	<u>e</u>	Dimensions X X X X X X X X X
inished Floor (Main): 1,900 inished Floor (Above): 1,900 inished Floor (Below): 0 inished Floor (Basement): 0 inished Floor (Total): 3,800 sq. ft. Jnfinished Floor: 1,900 Grand Total: 5,700 sq. ft.	Suite: Crawl/Bsmt. Height:	num: (p:	x Floor 1 Above 2 3 4 5 6 7 8 8	# of Pieces 4	No Barn:	
Listing Broker(s): RE/MAX Kitimat Realty Calling all Investors! This 4-plex in the open-concept floor plans with some up property, this is the one for you!						

	Luis A M Pho	Presented by: Ayala PREC etro Edge Realty one: 604-551-4418 www.luisayala.ca isayala@shaw.ca	*			
Active R2297302 Board: N Fourplex	Но	IS PEARSON RO uston (Zone 53) ouston - Town V0J 1Z0	AD			Multifamily \$140,000 (LP) (SP) M
	Flood Plain Rear Yard I Council App If new, GS ⁻ View: Complex / S	e: re (ft.): 0 q.ft.): 17,138.00 : No Exp: prv?: T/HST inc?: No :	Frontage (feet) # of Rooms: Bedrooms: Beds in Bsmt: Beds not in Bsr Bathrooms: Full Baths: Half Baths: P.I.D.: 010-00	6 3 0 1 3 0 0 0 7-407	Frontage Approx. Y Age: Zoning: Gross Tax For Tax Y	+ - ,
Amenities: Site Influences:	Reno. Year: R.I. Plumbing: R.I. Fireplaces: OT 622 LD 14 RANGE 5 COA	Sprinklers?: No Bylaw Infractions?:	eehold NonStra es o : o : all/Wall/Mixed o N	Dist. to ata	Access: School Bus Detectors?: 010-007-	N
MainLiving Room11'6MainDining Room11'6MainKitchen11'AboveMaster Bedroom12'AboveBedroom12'AboveBedroom9'	x 8' x 11'	pe Di	imensions Fl x x x x x x x x x x x x x x x x x x x	<u>oor Ty</u>	/pe	Dimensions X X X X X X X X X X
Finished Floor (Main):2,600Finished Floor (Above):2,600Finished Floor (Below):0Finished Floor (Basement):0Finished Floor (Total):5,200 sq. ft.Unfinished Floor:2,600Grand Total:7,800 sq. ft.	Bachelor Units:Income1 Bed Units:Income2 Bed Units:Income3 Bed Units:Less Op	/annum:	Bath Floo 1 2 3 4 5 6 7 8	or <u># of Pieces</u>		Outbuildings Barn: Workshop/Shed: Pool: Garage Sz: Door Height:

4-plex unit located in Houston BC. 2-storey with unfinished basements. Has 2 four-bedroom units and 2 three-bedroom units. All units are on separate titles. Great investment opportunity! High rental demand. Private backyards with sundecks.

			Luis Ay Metro Phone: www	eented by: Tala PREC Edge Realty 604-551-4418 .luisayala.ca ala@shaw.ca	*			EDGE REALTY	
Active R2297334 Board: N Fourplex			Housto Houst	n (Zone 53) on - Town 0J 1Z0				Multifamily \$140,000 (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	Feet # t.): 0 No No ST inc?: No :	Frontage (fee # of Rooms: Bedrooms: Beds in Bsmt Beds not in E Bathrooms: Full Baths: Half Baths: P.I.D.: 029- 0	6 3 3smt: 0 3smt: 3 0 0 0	Frontage Approx. Age: Zoning: Gross Ta For Tax	·····	
tyle of Home onstruction: xterior:	2 Storey w/Bsmt. Frame - Wood Mixed, Wood			cted: Electricity, Total Parking: Parking: Dist. to Public Trans	Covered Par Open	king: Park	ewer, Wate		
oundation: tain Screen: tenovations: t of Fireplaces ireplace Fuel: Vater Supply: uel/Heating: Outdoor Area: Type of Roof: egal:	City/Municipal Baseboard, Electric Sundeck(s) Torch-On	Reno. Ye R.I. Plum R.I. Firep	nbing:	Property Disc.: Ye Fixtures Leased: No Fixtures Rmvd: No Floor Finish: Wa Sprinklers?: No Bylaw Infractions?:		Smoke Detectors?: Y			
menities: ite Influences eatures:									
Floor Main Main Main Above Above Above	<u>Type</u> Living Room Dining Room Kitchen Master Bedroom Bedroom Bedroom	Dimensions 11'6 x 14' 11'6 x 8' 11' x 8' 12' x 11' 12' x 9' 9' x 9' x x x x x	<u>Floor Type</u>	<u>Dir</u>	mensions X X X X X X X X X X X X X X	Floor	Туре	Dimensions x x x x x x x x x x x	
inished Floor inished Floor inished Floor	(Above): 2,600 (Below): 0 (Basement): 0	sq. ft. Bachelor U 1 Bed Units 2 Bed Units 3 Bed Units Suite:	s: Income/ann S: Less Op. Ex S: Net Op. Inco	um: p:	1	Eloor <u># of Piece</u>	<u>es Ensuite?</u>	Outbuildings Barn: Workshop/Shed: Pool: Garage Sz: Door Height:	
Inished Floor Infinished Floor Grand Total:			t. Height: Unfinished		7				

Finished Floor Finished Floor Finished Floor Jnfinished Floor Grand Total:		Suite: Crawl/Bsm Basement:		tly Finished		6 7 8				Door Heigl	nt:	
inished Floor	(10tal): 4,311	Suite:				5				Door Heigh	nt:	
Finished Floor Finished Floor	(Above): 0 (Below): 0 (Basement): 2,147	1 Bed Unit 2 Bed Unit 3 Bed Unit sq. ft. Other Unit	s: s: s:	Income as a Income/ann Less Op. Exp Net Op. Inco	um: p:	1 2 3 4 5	Main Bsmt Main Bsmt	4 2 4 2 2	No No No No No	Barn: Workshop/ Pool: Garage Sz	/Shed:	_
Main Main Main Bsmt Bsmt Bsmt Bsmt Main	Type Library Kitchen Dining Room Master Bedroom Bedroom Bedroom Bedroom Recreation Laundry Living Room (Main): 2,164	Dimensions 18'9 x 12'8 9'6 x 12'6 9' x 10'7 12'8 x 12'11 14' x 9'4 14'6 x 12'8 8'8 x 14' 12' x 15' 13'4 x 19' 18'9 x 12'8 Bachelor U	Floor Main Main Main Bsmt Bsmt Bsmt Bsmt Bsmt	Bedroc Bedroc Bedroc Recrea Laundr Other	Room Bedroom om om om ition Y	Dimensions 9'6 x 12'6 9' x 10'7 12'8 x 13'11 14' x 9'4 14'6 x 12'8 8'8 x 14' 12' x 15' 9'8 x 13'6 11' x 9'2 x Bath	Floor	Ty # of Pieces	pe Ensuite?		Dimensio X X X X X X X X X X Duildings	
egal: Amenities: Site Influences Features:	PL PRP6078 LT 1 DI S: Paved Road, Private ClthWsh/Dryr/Frdg	e Setting, Private	e Yard	ow Coverings	s, Storage Sh	ed						
uel/Heating: Dutdoor Area: Type of Roof:	City/Municipal Baseboard, Electric Patio(s) & Deck(s) Fibreglass	Reno. Y R.I. Plur R.I. Fire	nbing: places:		Property Disc. Fixtures Lease Fixtures Rmvc Floor Finish: Sprinklers?: Bylaw Infracti	ed:No: I: No: No		Smoke	Detectors?	: N		
tyle of Home: onstruction: xterior: oundation:	: Split Entry Frame - Wood Aluminum, Brick Concrete Perimeter		Parking: Carport; Multiple						Access: F			
		2	Co	iew: omplex / Subc ervices Conne		city, Natural (Gas, Sai	nitary Sew	ver, Wate	r		
			and the second second	ouncil Apprv?: new, GST/HS		Full Baths: Half Baths P.I.D.: 01	:	2 2 41	For Tax ` Tax Inc. Tour:	Year: Utilities?:	2018 Yes	
			FI Re	ood Plain: ear Yard Exp:		Beds not in Bathrooms	n Bsmt:	-	Zoning: Gross Ta	xes:	47 R2 \$4,189	9.0 [;]
			M	old Date: eas. Type: epth / Size (ft ot Area (sq.ft.	-	Frontage (# of Room Bedrooms: Beds in Bs	IS:	0.00 19 8 4	Frontage	Price: \$23 (metres): Year Built:	0.00	
ctive 2298258 oard: N uplex				Houst	LON AVEI n (Zone 53) on - Town DJ 1Z2	NUE				Multi \$239,90	family 0 (LP) (SP)	M
	5			Metro Phone: www.	Edge Realty 604-551-4418 .luisayala.ca ala@shaw.ca					R E A L T	Ξ	
			L	uis Ay.	ala PR	EC*						

Side-by-side duplex on 0.44/acre beautifully landscaped private lot. Great place for a family, plus rental income, too! 30' x 14' carports on each side, lots of parking, large updated sundeck, storage sheds, fire pit area, greenhouse, and a great garden! 4 bedrooms and 1.5 bats per side. 1-yr-old roof, 4-yr-old sundeck, recent renos and newer appliances in the south-facing side. Both sides are metered separately (200-amp service), with electric heat. Basement entrances. This property could work great for an extended family--or rent one side for a nice mortgage-helper! Both sides, one title. Appliances included.

				L	.uis Ay Metro Phone: www.	ented by: ala PRE Edge Realty 604-551-4418 .luisayala.ca ala@shaw.ca	C *				
Active R2303521 Board: N Duplex					Fort St. Jo Fort St. J	S1 STREET ohn (Zone 60) ohn - City SE 1J 6T7					Multifamily \$489,000 (LP) (SP) M
				Me De Lo File Re Co If Vii Co	bood Plain: ear Yard Exp: puncil Apprv? new, GST/HS ew: ew: mplex / Subc): 6,100.00 	Frontage (# of Roon Bedrooms Beds in Bs Beds not i Bathrooms Full Baths Half Baths P.I.D.: 00	ns: : mt: n Bsmt: s: : : : 7-352-4		Frontage Approx. Age: Zoning: Gross Ta For Tax Tax Inc. Tour:	+ · / · - ·
Euel/Heating: Dutdoor Area: Type of Roof: Legal: Amenities:	Frame - Woo Vinyl Concrete Per :: 0 City/Municip Forced Air, N Balcny(s) Pa Asphalt LOT 32 SECT	imeter latural Gas tio(s) Dck(s), ION 32 TOWI Private Yard	NSHIP 83 R	bing: laces: rd ANGE 18	3 W6M PEAC		Open ansit: Freehold No Yes No : No : Mixed No s?: N	onStrata	Dist. t	ng Access: I to School Bu e Detectors	IS:
Features: Floor Main Main Main Main Above Above Above	Clothes Wast Type Kitchen Living Room Laundry Master Bedroo Bedroom Bedroom	10'1 : 15'9 : 10'1 : 5' : 0m 16'3 : 11' : 10' :	nsions x 8'11 x 14'8	Stove Floor	Туре		Dimensions X X X X X X X X X X X X X	Floor	1	<u>ער איז איז איז איז איז איז איז איז איז איז</u>	Dimensions X X X X X X X X X
Finished Floor Finished Floor Finished Floor Finished Floor Finished Floor Jnfinished Floor Grand Total:	(Above): (Below): (Basement): (Total):	1,230 1,230 0 2,460 sq. ft. 0 2,460 sq. ft.	Bachelor Ur 1 Bed Units 2 Bed Units 3 Bed Units Other Units Suite: Crawl/Bsmt Basement: I	: : : : : Height:	Income as a Income/ann Less Op. Exj Net Op. Inco	um: p:	Bath 1 2 3 4 5 6 7 8	<u>Floor</u> Main Above	# of Pieces 2 4	<u>Ensuite?</u> No No	Outbuildings Barn: Workshop/Shed: Pool: Garage Sz: Door Height:
							1 0				1

Make a smart investment with this fully tenanted duplex located near elementary and high school in vibrant Fort St John. Featuring 3 bedrooms, 2 bathrooms, in-suite laundry and a fenced yard these properties have had minimum vacancies over the years and are a sound investment no matter the size of your portfolio. If you want to live in one side and rent the other this is the ideal set up to do so! Contact listing agent for full information package.

					Luis Ay Metro Phone: www.	ented by: ala PRI Edge Realty 604-551-4418 Iluisayala.ca ala@shaw.ca		k					Ξ
Active R2301702 Board: N Duplex				215	Cre	BRIDE CR ntral (Zone 72 escents M 125		ENT				Mult \$459,00	ifamily 0 (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 / Subc Services Conne): 6,820.00 No 5T inc?: No : liv:	# B B F H P	athroom ull Baths alf Baths .I.D.: 01	ns: :: smt: in Bsmt: s: : : : : : : : : : : : : :	4 3 1 294	Frontage Approx. Age: Zoning: Gross Ta For Tax Tax Inc. Tour:	Year: Utilities?:	0.00 9999 999 RT2 \$3,958.27 2018
Construction: Exterior: Foundation: Rain Screen: Renovations: # of Fireplaces Fireplace Fuel:	None City/Municipal Forced Air, Natura Fenced Yard Asphalt LOT 20 BLOCK 122 1268 ; ADDITIONA	l Gas 2 DISTR	ICT LOT 3	mbing: eplaces: 43 CAR		Total Parking: Parking: Dist. to Public Title to Land: Property Disc.: Fixtures Leaser Fixtures Rmvd: Floor Finish: Sprinklers?: Bylaw Infractio T PLAN 1268	Transi Free Yes d: No No No ons?: N	Add. I t: ehold No : :	onStrata	Avail., RV Pa Dist. to Smoke	Detectors?	ail. s: ': N	STRICT PL
Above Above Above Above Above Above Main Main Main	Type Master Bedroom Bedroom Bedroom Bedroom Master Bedroom Living Room Kitchen Living Room	13'6 2 10'4 2 10'4 2 9'2 2 10'4 2	x 10' x 8'4 x 10' x 8'11 x 15' x 9'3 x 9'3	Floor Bsmt Bsmt Bsmt Bsmt	<u>Type</u> Bedroc Recrea Recrea Bedroc	tion tion	12'6 14'3 10	ensions 5 x 8'4 5 x 10'6 7 x 12' 7 x 9'6 x x x x x x x x x x	Floor	: Ту	<u>pe</u>		Dimensions X X X X X X X X X X
Finished Floor (Finished Floor (Finished Floor (Finished Floor (Finished Floor (Grand Total:	Jain): 1,039 Above): 999 Below): 0 Basement): 999 Total): 3,029	9 5 0	Bachelor U 1 Bed Unit 2 Bed Unit 3 Bed Unit Other Unit Suite: Crawl/Bsn	ts: ts: ts: ts: nt. Heigl	Income as a Income/ann Less Op. Exp Net Op. Inco nt: ully Finished	um: o:		Bath 1 2 3 4 5 6 7 8	Floor Above Bsmt Above Bsmt	# of Pieces 4 2 4 3	Ensuite? No No No No	Outl Barn: Workshop Pool: Garage Sz Door Heig	:
_isting Broker(s): Doucette Realty	Ltd					Douc	ette Re	alty Ltd				
Long-term te	ex with 4 bedrooms nants pay \$1400 in je. Close to the hos	2151 a	nd want to	o stay.	2157 vacant an	d easy to sho	w. Pe	rfect for	someor				