



Presented by:  
**Luis Ayala PREC\***

Metro Edge Realty  
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**Active**  
**R2299604**

Board: N  
Fourplex

**221 S 3RD AVENUE**

Williams Lake (Zone 27)  
Williams Lake - City  
V2G 1J5

Multifamily

**\$316,400** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>60.00</b>	Original Price: <b>\$316,400</b>
Meas. Type: <b>Feet</b>	# of Rooms:	<b>16</b>	Frontage (metres): <b>18.29</b>
Depth / Size (ft.): <b>140</b>	Bedrooms:	<b>8</b>	Approx. Year Built: <b>1962</b>
Lot Area (sq.ft.): <b>8,400.00</b>	Beds in Bsmt:	<b>0</b>	Age: <b>56</b>
Flood Plain: <b>No</b>	Beds not in Bsmt:	<b>8</b>	Zoning: <b>C1</b>
Rear Yard Exp:	Bathrooms:	<b>4</b>	Gross Taxes: <b>\$3,719.25</b>
Council Apprv?:	Full Baths:	<b>4</b>	For Tax Year: <b>2017</b>
If new, GST/HST inc?:	Half Baths:	<b>0</b>	Tax Inc. Utilities?: <b>No</b>
	P.I.D.: <b>013-887-190</b>		Tour:

View: **Yes: MOUNTAIN**

Complex / Subdiv:

Services Connected: **Community, Sanitary Sewer, Water**

Style of Home: **Ground Level Unit**  
Construction: **Frame - Wood**  
Exterior: **Vinyl**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
# of Fireplaces: **0**  
Fireplace Fuel: **None**  
Water Supply: **City/Municipal**  
Fuel/Heating: **Hot Water**  
Outdoor Area: **None**  
Type of Roof: **Asphalt**

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

Total Parking: **0** Covered Parking: **0** Parking Access:  
Parking: **Add. Parking Avail.**  
Dist. to Public Transit:  
Title to Land: **Freehold NonStrata** Dist. to School Bus:  
Property Disc.: **Yes**  
Fixtures Leased: **No** :  
Fixtures Rmvd: **No** :  
Floor Finish:  
Sprinklers?: **No** Smoke Detectors?: **N**  
Bylaw Infractions?: **N**

Legal: **PL PGP1553 LT 9 BLK 17 DL 71 LD 05**

Amenities: **None**

Site Influences:  
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17'11 x 12'6	Main	Bedroom	8'10 x 6'4			x
Main	Kitchen	11'6 x 7'9	Main	Bedroom	8'10 x 6'4			x
Main	Bedroom	8'10 x 6'4	Main	Living Room	17'11 x 12'6			x
Main	Bedroom	8'10 x 6'4	Main	Kitchen	11'6 x 7'9			x
Main	Living Room	17'11 x 12'6	Main	Bedroom	8'10 x 6'4			x
Main	Kitchen	11'6 x 7'9	Main	Bedroom	8'10 x 6'4			x
Main	Bedroom	8'10 x 6'4			x			x
Main	Bedroom	8'10 x 6'4			x			x
Main	Living Room	17'11 x 12'6			x			
Main	Kitchen	11'6 x 7'9			x			

Finished Floor (Main):	2,880	Bachelor Units:	Income as at:	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	1 Bed Units:		1	Main	3	No	Barn:
Finished Floor (Below):	0	2 Bed Units:	Income/annum:	2	Main	3	No	Workshop/Shed:
Finished Floor (Basement):	0	3 Bed Units:	Less Op. Exp:	3	Main	3	No	Pool:
Finished Floor (Total):	2,880 sq. ft.	Other Units:	Net Op. Income:	4	Main	3	No	Garage Sz:
		Suite:		5				Door Height:
Unfinished Floor:	0	Crawl/Bsmt. Height:		6				
Grand Total:	2,880 sq. ft.	Basement: <b>None</b>		7				
				8				

Listing Broker(s): **Crosina Realty Ltd.**

**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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**Active**  
**R2303610**

Board: N  
Duplex

**1194 N MACKENZIE AVENUE**

Williams Lake (Zone 27)  
Williams Lake - City  
V2G 2K4

Multifamily  
**\$142,900 (LP)**

(SP)



Sold Date:	Frontage (feet):	<b>0.00</b>	Original Price: <b>\$142,900</b>
Meas. Type: <b>Feet</b>	# of Rooms:	<b>12</b>	Frontage (metres): <b>0.00</b>
Depth / Size (ft.): <b>0</b>	Bedrooms:	<b>4</b>	Approx. Year Built: <b>1972</b>
Lot Area (sq.ft.): <b>9,757.00</b>	Beds in Bsmt:	<b>0</b>	Age: <b>46</b>
Flood Plain:	Beds not in Bsmt:	<b>4</b>	Zoning: <b>R2</b>
Rear Yard Exp:	Bathrooms:	<b>2</b>	Gross Taxes: <b>\$1,599.43</b>
Council Apprv?:	Full Baths:	<b>2</b>	For Tax Year: <b>2018</b>
If new, GST/HST inc?:	Half Baths:	<b>0</b>	Tax Inc. Utilities?: <b>No</b>
	P.I.D.: <b>013-500-741</b>		Tour:

View: **Yes: MOUNTAINS AND VALLEY**

Complex / Subdiv:

Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: **1 Storey**  
Construction: **Frame - Wood**  
Exterior: **Aluminum, Vinyl, Wood**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
# of Fireplaces: **0**  
Fireplace Fuel: **None**  
Water Supply: **City/Municipal**  
Fuel/Heating: **Forced Air, Natural Gas**  
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**  
Type of Roof: **Asphalt**

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

Total Parking: Covered Parking: Parking Access:  
Parking: **Open**  
Dist. to Public Transit: Dist. to School Bus:  
Title to Land: **Freehold NonStrata**  
Property Disc.: **Yes**  
Fixtures Leased: **No** :  
Fixtures Rmvd: **No** :  
Floor Finish: **Laminate, Vinyl/Linoleum, Wall/Wall/Mixed**  
Sprinklers?: **No** Smoke Detectors?: **Y**  
Bylaw Infractions?: **n**

Legal: **LOT 20 DISTRICT LOT 8843 CARIBOO DISTRICT PLAN 6993**

Amenities: **Storage, Workshop Attached**

Site Influences: **Paved Road, Recreation Nearby, Shopping Nearby**  
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12' x 13'	Main	Bedroom	9'9 x 12'			x
Main	Kitchen	12' x 9'8	Main	Master Bedroom	11'6 x 11'			x
Main	Dining Room	9'8 x 9'			x			x
Main	Laundry	10' x 8'			x			x
Main	Bedroom	9'9 x 12'			x			x
Main	Master Bedroom	11'6 x 11'			x			x
Main	Living Room	12'1 x 13'			x			x
Main	Kitchen	12' x 9'8			x			x
Main	Dining Room	9' x 9'8			x			
Main	Laundry	10' x 8'			x			

Finished Floor (Main):	<b>1,920</b>	Bachelor Units:	Income as at:	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	1 Bed Units:		1	Main	<b>4</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>0</b>	2 Bed Units:	Income/annum:	2	Main	<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>1,920 sq. ft.</b>	Other Units:	Net Op. Income:	4				Garage Sz:
		Suite:		5				Door Height:
Unfinished Floor:	<b>0</b>	Crawl/Bsmt. Height:		6				
Grand Total:	<b>1,920 sq. ft.</b>	Basement: <b>Crawl</b>		7				
				8				

Listing Broker(s): **Interior Properties RealEstate**

**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.**



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**Active**  
**R2301219**

Board: N  
Duplex

**1301 20TH AVENUE**

PG City Central (Zone 72)  
VLA  
V2L 4B3

Multifamily

**\$220,000** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>0.00</b>	Original Price: <b>\$220,000</b>
Meas. Type: <b>Feet</b>	# of Rooms:	<b>10</b>	Frontage (metres): <b>0.00</b>
Depth / Size (ft.): <b>0</b>	Bedrooms:	<b>4</b>	Approx. Year Built: <b>9999</b>
Lot Area (sq.ft.): <b>7,298.00</b>	Beds in Bsmt:	<b>2</b>	Age: <b>999</b>
Flood Plain:	Beds not in Bsmt:	<b>2</b>	Zoning: <b>RT2</b>
Rear Yard Exp:	Bathrooms:	<b>2</b>	Gross Taxes: <b>\$2,110.34</b>
Council Apprv?:	Full Baths:	<b>2</b>	For Tax Year: <b>2018</b>
If new, GST/HST inc?:	Half Baths:	<b>0</b>	Tax Inc. Utilities?: <b>No</b>
	P.I.D.: <b>026-262-061</b>		Tour:

View: **No :**

Complex / Subdiv:

Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **Basement Entry**  
Construction: **Frame - Wood**  
Exterior: **Stucco**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
# of Fireplaces: **0**  
Fireplace Fuel:  
Water Supply: **City/Municipal**  
Fuel/Heating: **Electric, Forced Air, Natural Gas**  
Outdoor Area: **Patio(s) & Deck(s)**  
Type of Roof: **Asphalt**

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

Total Parking: Covered Parking: **2** Parking Access:  
Parking: **Carpport; Multiple**  
Dist. to Public Transit:  
Title to Land: **Freehold NonStrata**  
Dist. to School Bus:  
Property Disc.: **Yes**  
Fixtures Leased: **No :**  
Fixtures Rmvd: **No :**  
Floor Finish: **Laminate, Vinyl/Linoleum**  
Sprinklers?: **No** Smoke Detectors?: **P**  
Bylaw Infractions?: **N**

Legal: **PARCEL A BLOCK 4 DL932 CARIBOO DISTRICT PLAN BCP 17164**

Amenities:

Site Influences: **Central Location, Paved Road, Shopping Nearby**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16' x 10'			x			x
Main	Kitchen	12' x 9'			x			x
Main	Dining Room	9' x 7'			x			x
Main	Master Bedroom	14' x 9'			x			x
Main	Bedroom	10' x 10'			x			x
Bsmt	Living Room	17' x 9'			x			x
Bsmt	Kitchen	12' x 9'			x			x
Bsmt	Dining Room	10' x 8'			x			x
Bsmt	Master Bedroom	12' x 9'			x			
Bsmt	Bedroom	13' x 8'			x			

Finished Floor (Main):	<b>924</b>	Bachelor Units:	Income as at:	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	1 Bed Units:		1	Main	<b>4</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>0</b>	2 Bed Units:	Income/annum:	2	Bsmt	<b>4</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>924</b>	3 Bed Units:	Less Op. Exp:	3				Pool:
Finished Floor (Total):	<b>1,848 sq. ft.</b>	Other Units:	Net Op. Income:	4				Garage Sz:
		Suite:		5				Door Height:
Unfinished Floor:	<b>0</b>	Crawl/Bsmt. Height:		6				
Grand Total:	<b>1,848 sq. ft.</b>	Basement: <b>Full, Fully Finished, Separate Entry</b>		7				
				8				

Listing Broker(s): **Maxsave Real Estate Services**

**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.**



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**Active**  
**R2303375**

Board: N  
Duplex

**1 4732 VESTA AVENUE**

Terrace (Zone 88)  
Terrace - City  
V8G 4R6

Multifamily  
**\$239,000** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>0.00</b>	Original Price: <b>\$239,000</b>
Meas. Type: <b>Feet</b>	# of Rooms:	<b>8</b>	Frontage (metres): <b>0.00</b>
Depth / Size (ft.): <b>0</b>	Bedrooms:	<b>3</b>	Approx. Year Built: <b>1996</b>
Lot Area (sq.ft.): <b>3,890.00</b>	Beds in Bsmt:	<b>0</b>	Age: <b>22</b>
Flood Plain: <b>No</b>	Beds not in Bsmt:	<b>3</b>	Zoning: <b>R2</b>
Rear Yard Exp:	Bathrooms:	<b>2</b>	Gross Taxes: <b>\$2,973.20</b>
Council Apprv?:	Full Baths:	<b>2</b>	For Tax Year: <b>2018</b>
If new, GST/HST inc?:	Half Baths:	<b>0</b>	Tax Inc. Utilities?: <b>Yes</b>
	P.I.D.: <b>023-638-753</b>		Tour:

View: **No :**

Complex / Subdiv:

Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **2 Storey**  
Construction: **Frame - Wood**  
Exterior: **Wood**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
# of Fireplaces: **2**  
Fireplace Fuel: **Electric, Gas - Natural**  
Water Supply: **City/Municipal**  
Fuel/Heating: **Forced Air, Natural Gas**  
Outdoor Area: **Fenced Yard**  
Type of Roof: **Asphalt**

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

Total Parking: **2** Covered Parking: **1** Parking Access: **Front**  
Parking: **Carport; Single**  
Dist. to Public Transit: **1 BLOCK** Dist. to School Bus: **1 BLOCK**  
Title to Land: **Freehold NonStrata**  
Property Disc.: **Yes**  
Fixtures Leased: **No :**  
Fixtures Rmvd: **No :**  
Floor Finish: **Wall/Wall/Mixed**  
Sprinklers?: **No** Smoke Detectors?: **Y**  
Bylaw Infractions?: **n**

Legal: **STRATA LOT 1 DL 977 RANGE 5 COAST DISTRICT STRATA PLAN PRS94 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1.**

Amenities: **None**

Site Influences: **Paved Road, Private Yard**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Above	Living Room	17'4 x 14'			x			x
Above	Kitchen	5' x 10'			x			x
Above	Dining Room	10' x 7'			x			x
Above	Master Bedroom	10'8 x 10'4			x			x
Above	Bedroom	10' x 9'			x			x
Below	Foyer	4' x 10'			x			x
Below	Bedroom	10'6 x 8'8			x			x
Below	Family Room	12' x 20'10			x			x
		x			x			
		x			x			

Finished Floor (Main):	<b>858</b>	Bachelor Units:	Income as at:	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	1 Bed Units:		1	<b>Above</b>	<b>4</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>682</b>	2 Bed Units:	Income/annum:	2	<b>Below</b>	<b>3</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	3 Bed Units:	Less Op. Exp:	3				Pool:
Finished Floor (Total):	<b>1,540 sq. ft.</b>	Other Units:	Net Op. Income:	4				Garage Sz:
		Suite:		5				Door Height:
Unfinished Floor:	<b>0</b>	Crawl/Bsmt. Height:		6				
Grand Total:	<b>1,540 sq. ft.</b>	Basement: <b>Crawl</b>		7				
				8				

Listing Broker(s): **RE/MAX Coast Mountains-Terrace**

**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.**





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**Active**  
**R2301137**

Board: N  
Duplex

**749-751 AHBAU STREET**

PG City West (Zone 71)  
Spruceland  
V2M 3R8

Multifamily  
**\$239,900 (LP)**  
(SP)



Sold Date:	Frontage (feet):	<b>0.00</b>	Original Price: <b>\$239,900</b>
Meas. Type: <b>Feet</b>	# of Rooms:	<b>8</b>	Frontage (metres): <b>0.00</b>
Depth / Size (ft.): <b>0</b>	Bedrooms:	<b>4</b>	Approx. Year Built: <b>1970</b>
Lot Area (sq.ft.): <b>8,320.00</b>	Beds in Bsmt:	<b>2</b>	Age: <b>48</b>
Flood Plain:	Beds not in Bsmt:	<b>2</b>	Zoning: <b>RT1</b>
Rear Yard Exp:	Bathrooms:	<b>3</b>	Gross Taxes: <b>\$3,005.16</b>
Council Apprv?:	Full Baths:	<b>3</b>	For Tax Year: <b>2018</b>
If new, GST/HST inc?:	Half Baths:	<b>0</b>	Tax Inc. Utilities?: <b>No</b>
	P.I.D.: <b>011-652-721</b>		Tour:

View: **No** :  
Complex / Subdiv:  
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: **Rancher/Bungalow w/Bsmt.**  
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, Natural Gas**  
Outdoor Area: **Fenced Yard**  
Type of Roof: **Asphalt**

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

Total Parking: **4** Covered Parking:  
Parking: **Open** Parking Access: **Front**  
Dist. to Public Transit:  
Title to Land: **Freehold NonStrata** Dist. to School Bus:  
Property Disc.: **Yes**  
Fixtures Leased: **No** :  
Fixtures Rmvd: **No** :  
Floor Finish:  
Sprinklers?: **No** Smoke Detectors?: **N**  
Bylaw Infractions?: **N**

Legal: **LOT 399 DL937 CARIBOO DISTRICT PLAN 15185**

Amenities:

Site Influences:  
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18' x 12'			x			x
Main	Kitchen	15' x 17'2			x			x
Main	Bedroom	10'2 x 11'2			x			x
Main	Bedroom	11'2 x 12'3			x			x
Bsmt	Bedroom	11'2 x 10'6			x			x
Bsmt	Bedroom	11'2 x 7'7			x			x
Bsmt	Recreation	16'2 x 11'5			x			x
Bsmt	Kitchen	8'4 x 15'3			x			x
		x			x			
		x			x			

Finished Floor (Main):	<b>1,680</b>	Bachelor Units:	Income as at:	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	1 Bed Units:		1	Main	<b>4</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>1,680</b>	2 Bed Units:	Income/annum:	2	Bsmt	<b>4</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	3 Bed Units:	Less Op. Exp:	3	Main	<b>4</b>	<b>No</b>	Pool:
Finished Floor (Total):	<b>3,360 sq. ft.</b>	Other Units:	Net Op. Income:	4				Garage Sz:
		Suite:		5				Door Height:
Unfinished Floor:	<b>0</b>	Crawl/Bsmt. Height:		6				
Grand Total:	<b>3,360 sq. ft.</b>	Basement: <b>Full, Separate Entry</b>		7				
				8				

Listing Broker(s): **2 Percent Realty Experts**

**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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**Active**  
**R2296292**

Board: N  
Duplex

**237 KELLY STREET**

PG City West (Zone 71)  
Quinson  
V2M 3K2

Multifamily  
**\$169,000 (LP)**

(SP)



Sold Date:	Frontage (feet):	<b>0.00</b>	Original Price: <b>\$169,000</b>
Meas. Type: <b>Feet</b>	# of Rooms:	<b>11</b>	Frontage (metres): <b>0.00</b>
Depth / Size (ft.): <b>0</b>	Bedrooms:	<b>8</b>	Approx. Year Built: <b>1964</b>
Lot Area (sq.ft.): <b>8,000.00</b>	Beds in Bsmt:	<b>0</b>	Age: <b>54</b>
Flood Plain: <b>No</b>	Beds not in Bsmt:	<b>8</b>	Zoning: <b>RT2</b>
Rear Yard Exp:	Bathrooms:	<b>3</b>	Gross Taxes: <b>\$1,222.24</b>
Council Apprv?:	Full Baths:	<b>3</b>	For Tax Year: <b>2018</b>
If new, GST/HST inc?:	Half Baths:	<b>0</b>	Tax Inc. Utilities?: <b>No</b>
	P.I.D.: <b>008-014-701</b>		Tour:

View: **No :**

Complex / Subdiv:

Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: **3 Storey**  
Construction: **Frame - Wood**  
Exterior: **Stucco, Wood**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
# of Fireplaces: **0**  
Fireplace Fuel: **None**  
Water Supply: **City/Municipal**  
Fuel/Heating: **Forced Air, Natural Gas**  
Outdoor Area: **Patio(s) & Deck(s)**  
Type of Roof: **Torch-On**

Reno. Year:  
R.I. Plumbing:  
R.I. Fireplaces: **0**

Total Parking: **8** Covered Parking: **0** Parking Access: **Front, Rear**  
Parking: **Add. Parking Avail.**  
Dist. to Public Transit:  
Title to Land: **Freehold NonStrata** Dist. to School Bus:

Property Disc.: **Yes**  
Fixtures Leased: **No :**  
Fixtures Rmvd: **No :**  
Floor Finish:  
Sprinklers?: **No** Smoke Detectors?: **N**  
Bylaw Infractions?: **n**

Legal: **LOT 7 BLOCK 81 DISTRICT LOT 937 CARIBOO DISTRICT PLAN 752, LOT 8 BLOCK 81 DISTRICT LOT 937 CARIBOO DISTRICT PLAN 752 (ADDITIONAL PID 008-014-698)**

Amenities: **None**

Site Influences:

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Bedroom	10' x 10'	Above	Kitchen	10' x 10'			x
Main	Bedroom	10' x 10'			x			x
Main	Bedroom	10' x 10'			x			x
Above	Bedroom	10' x 10'			x			x
Above	Bedroom	10' x 10'			x			x
Above	Bedroom	10' x 10'			x			x
Below	Bedroom	10' x 10'			x			x
Below	Bedroom	10' x 8'			x			x
Below	Laundry	8' x 10'			x			
Main	Kitchen	10' x 10'			x			

Finished Floor (Main): **1,550**  
Finished Floor (Above): **1,550**  
Finished Floor (Below): **0**  
Finished Floor (Basement): **1,550**  
Finished Floor (Total): **4,650 sq. ft.**

Unfinished Floor: **0**  
Grand Total: **4,650 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: **Full, Unfinished**

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

Outbuildings  
Barn:  
Workshop/Shed:  
Pool:  
Garage Sz:  
Door Height:

Listing Broker(s): **Doucette Realty Ltd**

**Doucette Realty Ltd**

**This is one of those rare opportunities to get one heck of a building if you have the skills or initiative to finish this renovation. There was a fire in a shed on the back of the property that spread to the back of the building and caused some truss damage and scorching on the back balconies. It has since been gutted and the utilities shut off. The city requires that the bottom two floors be one 5 bedroom unit and the top floor can be its own 3 bedroom suite. All had their own laundry and there used to be a3 suites. There are engineered plans available for the purchaser. Buyers to verify details with the city as to what the rebuild requirements are. 4500 square feet total with 1500 per floor. Sold as is.**



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**Active**  
**R2298182**

Board: N  
Duplex

**633 MURPHY STREET**

Quesnel (Zone 28)  
Quesnel - Town  
V2J 2X8

Multifamily

**\$199,000 (LP)**

(SP)



Sold Date:	Frontage (feet):	<b>66.00</b>	Original Price: <b>\$199,000</b>
Meas. Type: <b>Feet</b>	# of Rooms:	<b>12</b>	Frontage (metres): <b>20.12</b>
Depth / Size (ft.): <b>122</b>	Bedrooms:	<b>3</b>	Approx. Year Built: <b>1951</b>
Lot Area (sq.ft.): <b>8,052.00</b>	Beds in Bsmt:	<b>1</b>	Age: <b>67</b>
Flood Plain: <b>No</b>	Beds not in Bsmt:	<b>2</b>	Zoning: <b>RS2</b>
Rear Yard Exp: <b>East</b>	Bathrooms:	<b>2</b>	Gross Taxes: <b>\$2,112.34</b>
Council Apprv?:	Full Baths:	<b>2</b>	For Tax Year: <b>2018</b>
If new, GST/HST inc?:	Half Baths:	<b>0</b>	Tax Inc. Utilities?: <b>No</b>
	P.I.D.: <b>006-090-516</b>		Tour:

View: **No : SEASONAL RIVER VIEW**

Complex / Subdiv:

Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: **Rancher/Bungalow w/Bsmt.**  
Construction: **Frame - Wood**  
Exterior: **Stucco, Wood**  
Foundation: **Concrete Perimeter**  
Rain Screen: **No**  
Renovations:  
# of Fireplaces: **0**  
Fireplace Fuel: **None**  
Water Supply: **City/Municipal**  
Fuel/Heating: **Baseboard, Forced Air, Natural Gas**  
Outdoor Area: **Patio(s) & Deck(s)**  
Type of Roof: **Metal**

Reno. Year: **2010**  
R.I. Plumbing: **No**  
R.I. Fireplaces: **0**

Total Parking: **3** Covered Parking: **0** Parking Access: **Front**  
Parking: **Open**  
Dist. to Public Transit:  
Title to Land: **Freehold NonStrata**  
Property Disc.: **Yes**  
Fixtures Leased: **No**  
Fixtures Rmvd: **No**  
Floor Finish: **Mixed**  
Sprinklers?: **No** Smoke Detectors?: **Y**  
Bylaw Infractions?: **N**

Legal: **LOT 10 BLK 61 DL COFQ (QUESNEL) CARIBOO LAND DISTRICT PL 17000**

Amenities: **In Suite Laundry**

Site Influences: **Central Location, Lane Access, Private Setting, Recreation Nearby, Shopping Nearby, Treed**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	13'6 x 9'4	Bsmt	Walk-In Closet	5'7 x 5'5			x
Main	Foyer	10'0 x 4'0	Bsmt	Laundry	8'0 x 7'9			x
Main	Den	11'6 x 7'0			x			x
Main	Living Room	15'6 x 12'10			x			x
Main	Bedroom	11'3 x 9'9			x			x
Main	Bedroom	10'7 x 7'3			x			x
Bsmt	Kitchen	13'0 x 9'6			x			x
Bsmt	Living Room	11'4 x 11'0			x			x
Bsmt	Dining Room	8'0 x 8'0			x			
Bsmt	Bedroom	13'0 x 11'3			x			

Finished Floor (Main):	<b>1,000</b>	Bachelor Units:	Income as at:	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	1 Bed Units:		1	Main	<b>4</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>0</b>	2 Bed Units:	Income/annum:	2	Bsmt	<b>4</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>900</b>	3 Bed Units:	Less Op. Exp:	3				Pool:
Finished Floor (Total):	<b>1,900 sq. ft.</b>	Other Units:	Net Op. Income:	4				Garage Sz:
		Suite:		5				Door Height:
Unfinished Floor:	<b>0</b>	Crawl/Bsmt. Height:		6				
Grand Total:	<b>1,900 sq. ft.</b>	Basement: <b>Full, Fully Finished</b>		7				
				8				

Listing Broker(s): **Century 21 Bob Sutton Realty**

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



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**Active**  
**R2299936**

Board: N  
Fourplex

**166 BOUCHIE STREET**

Quesnel (Zone 28)  
Quesnel - Town  
V2J 1L8

Multifamily

**\$419,500 (LP)**

(SP)



Sold Date:	Frontage (feet):	<b>0.00</b>	Original Price: <b>\$419,500</b>
Meas. Type: <b>Feet</b>	# of Rooms:	<b>22</b>	Frontage (metres): <b>0.00</b>
Depth / Size (ft.): <b>0</b>	Bedrooms:	<b>10</b>	Approx. Year Built: <b>1997</b>
Lot Area (sq.ft.): <b>12,000.00</b>	Beds in Bsmt:	<b>0</b>	Age: <b>21</b>
Flood Plain: <b>No</b>	Beds not in Bsmt:	<b>10</b>	Zoning: <b>RM2</b>
Rear Yard Exp:	Bathrooms:	<b>6</b>	Gross Taxes: <b>\$3,622.11</b>
Council Apprv?:	Full Baths:	<b>4</b>	For Tax Year: <b>2018</b>
If new, GST/HST inc?:	Half Baths:	<b>2</b>	Tax Inc. Utilities?: <b>No</b>
	P.I.D.: <b>023-652-489</b>		Tour:
View:	<b>Yes: OVER THE CITY</b>		
Complex / Subdiv:			
Services Connected:	<b>Community, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water</b>		

Style of Home: **2 Storey w/Bsmt.**  
Construction: **Frame - Wood**  
Exterior: **Stucco**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
# of Fireplaces: **2**  
Fireplace Fuel: **Gas - Natural**  
Water Supply: **City/Municipal**  
Fuel/Heating: **Natural Gas**  
Outdoor Area: **Sundeck(s)**  
Type of Roof: **Asphalt**

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

Total Parking: Covered Parking: Parking Access:  
Parking: **Garage; Double**  
Dist. to Public Transit: Dist. to School Bus:  
Title to Land: **Freehold NonStrata**  
Property Disc.: **Yes**  
Fixtures Leased: **No** :  
Fixtures Rmvd: **No** :  
Floor Finish:  
Sprinklers?: **No** Smoke Detectors?: **Y**  
Bylaw Infractions?: **N**

Legal: **PLAN PGP5532 BLK 15 DL 703 LD 05. PARCEL C (PL2274).**

Amenities: **In Suite Laundry**

Site Influences:  
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Jetted Bathtub**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	17' x 16'	Above	Master Bedroom	16' x 14'	Below	Bedroom	11' x 10'
Main	Living Room	14' x 13'	Above	Bedroom	16' x 14'	Below	Bedroom	11' x 8'
Main	Dining Room	14' x 10'	Above	Bedroom	14' x 12'			x
Main	Nook	11' x 12'	Above	Bedroom	12' x 11'			x
Main	Family Room	18' x 14'	Above	Bedroom	11' x 11'			x
Main	Den	11' x 12'	Above	Bedroom	11' x 10'			x
Below	Living Room	17' x 9'	Below	Living Room	14' x 13'			x
Below	Kitchen	11' x 10'	Below	Kitchen	8' x 8'			x
Below	Bedroom	13' x 11'	Below	Living Room	17' x 9'			
Below	Bedroom	11' x 8'	Below	Kitchen	11' x 6'			

Finished Floor (Main):	1,684	Bachelor Units:	Income as at:	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	1,756	1 Bed Units:		1	Above	5	No	Barn:
Finished Floor (Below):	0	2 Bed Units:	Income/annum:	2	Above	4	Yes	Workshop/Shed:
Finished Floor (Basement):	1,655	3 Bed Units:	Less Op. Exp:	3	Above	2	No	Pool:
Finished Floor (Total):	5,095 sq. ft.	Other Units:	Net Op. Income:	4	Main	2	No	Garage Sz:
		Suite:		5	Below	4	No	Door Height: <b>6053</b>
Unfinished Floor:	0	Crawl/Bsmt. Height:		6	Below	4	No	
Grand Total:	5,095 sq. ft.	Basement: <b>Fully Finished</b>		7				
				8				

Listing Broker(s): **RE/MAX Quesnel Realty (1976)**

**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.**





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**Active**  
**R2300356**

Board: N  
Duplex

**643 MURPHY STREET**

Quesnel (Zone 28)  
Quesnel - Town  
V2J 2X9

Multifamily

**\$239,000 (LP)**

(SP)



Sold Date:	Frontage (feet):	<b>66.00</b>	Original Price: <b>\$239,000</b>
Meas. Type: <b>Feet</b>	# of Rooms:	<b>11</b>	Frontage (metres): <b>20.12</b>
Depth / Size (ft.): <b>122</b>	Bedrooms:	<b>4</b>	Approx. Year Built: <b>1951</b>
Lot Area (sq.ft.): <b>8,052.00</b>	Beds in Bsmt:	<b>1</b>	Age: <b>67</b>
Flood Plain: <b>No</b>	Beds not in Bsmt:	<b>3</b>	Zoning: <b>RS2</b>
Rear Yard Exp: <b>East</b>	Bathrooms:	<b>2</b>	Gross Taxes: <b>\$2,216.44</b>
Council Apprv?:	Full Baths:	<b>2</b>	For Tax Year: <b>2018</b>
If new, GST/HST inc?:	Half Baths:	<b>0</b>	Tax Inc. Utilities?: <b>No</b>
	P.I.D.: <b>006-090-443</b>		Tour:

View: **No : SEASONAL RIVER VIEW**

Complex / Subdiv:

Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: **Rancher/Bungalow w/Bsmt.**  
Construction: **Frame - Wood**  
Exterior: **Stucco**  
Foundation: **Concrete Perimeter**  
Rain Screen: **No**  
Renovations: **No**  
# of Fireplaces: **0**  
Fireplace Fuel: **None**  
Water Supply: **City/Municipal**  
Fuel/Heating: **Baseboard, Forced Air, Natural Gas**  
Outdoor Area: **Patio(s) & Deck(s)**  
Type of Roof: **Asphalt, Metal**

Reno. Year: **2010**  
R.I. Plumbing: **No**  
R.I. Fireplaces: **0**

Total Parking: **3** Covered Parking: **0** Parking Access: **Front**  
Parking: **Open**  
Dist. to Public Transit:  
Title to Land: **Freehold NonStrata**  
Property Disc.: **Yes**  
Fixtures Leased: **No**  
Fixtures Rmvd: **No**  
Floor Finish: **Mixed**  
Sprinklers?: **No** Smoke Detectors?: **Y**  
Bylaw Infractions?: **n**

Legal: **LOT 09 BLK 61 CITY OF QUESNEL PL 17000**

Amenities: **In Suite Laundry**

Site Influences: **Central Location, Lane Access, Recreation Nearby, Shopping Nearby, Treed**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	13'9 x 9'3	Bsmt	Utility	11' x 10'6			x
Main	Master Bedroom	11'7 x 11'5			x			x
Main	Dining Room	11'3 x 9'6			x			x
Main	Living Room	15'3 x 11'2			x			x
Main	Bedroom	11'3 x 9'9			x			x
Main	Bedroom	10'7 x 7'3			x			x
Bsmt	Kitchen	13' x 11'2			x			x
Bsmt	Living Room	13' x 11'			x			x
Bsmt	Laundry	8' x 7'9			x			
Bsmt	Bedroom	9' x 10'10			x			

Finished Floor (Main):	<b>1,100</b>	Bachelor Units:	Income as at:	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	1 Bed Units: <b>1</b>		1	<b>Main</b>	<b>4</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>0</b>	2 Bed Units:	Income/annum:	2	<b>Bsmt</b>	<b>4</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>1,000</b>	3 Bed Units: <b>1</b>	Less Op. Exp:	3				Pool:
Finished Floor (Total):	<b>2,100 sq. ft.</b>	Other Units:	Net Op. Income:	4				Garage Sz:
		Suite:		5				Door Height:
Unfinished Floor:	<b>0</b>	Crawl/Bsmt. Height:		6				
Grand Total:	<b>2,100 sq. ft.</b>	Basement: <b>Full, Fully Finished</b>		7				
				8				

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.**



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**Active**  
**R2303553**

Board: N  
Fourplex

**1371-1373 SLOAN AVENUE**

Prince Rupert (Zone 52)  
Prince Rupert - City  
V8J 2A9

Multifamily  
**\$404,500 (LP)**

(SP)



Sold Date:	Frontage (feet):	<b>0.00</b>	Original Price: <b>\$404,500</b>
Meas. Type: <b>Feet</b>	# of Rooms:	<b>20</b>	Frontage (metres): <b>0.00</b>
Depth / Size (ft.): <b>0</b>	Bedrooms:	<b>10</b>	Approx. Year Built: <b>1971</b>
Lot Area (sq.ft.): <b>8,408.00</b>	Beds in Bsmt:	<b>0</b>	Age: <b>47</b>
Flood Plain:	Beds not in Bsmt:	<b>10</b>	Zoning: <b>R2</b>
Rear Yard Exp:	Bathrooms:	<b>6</b>	Gross Taxes: <b>\$3,379.68</b>
Council Apprv?:	Full Baths:	<b>4</b>	For Tax Year: <b>2018</b>
If new, GST/HST inc?:	Half Baths:	<b>2</b>	Tax Inc. Utilities?: <b>No</b>
	P.I.D.: <b>010-536-329</b>		Tour:

View: **Yes: MOUNTAIN**

Complex / Subdiv:

Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **2 Storey**  
Construction: **Frame - Wood**  
Exterior: **Wood**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
# of Fireplaces: **0**  
Fireplace Fuel:  
Water Supply: **City/Municipal**  
Fuel/Heating: **Baseboard, Electric**  
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**  
Type of Roof: **Torch-On**

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

Total Parking: **5** Covered Parking: **1** Parking Access: **Front, Lane**  
Parking: **Carport; Single, Open, RV Parking Avail.**  
Dist. to Public Transit:  
Title to Land: **Freehold NonStrata** Dist. to School Bus:

Property Disc.: **Yes**  
Fixtures Leased: **No** :  
Fixtures Rmvd: **No** :  
Floor Finish:  
Sprinklers?: **No** Smoke Detectors?: **N**  
Bylaw Infractions?: **N**

Legal: **LOT 180 DISTRICT LOT 1992 RANGE 5 COAST DISTRICT PLAN 5478**

Amenities:

Site Influences:  
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'6 x 10'6	Main	Kitchen	12' x 10'6			x
Main	Living Room	19' x 12'6	Below	Foyer	13' x 12'			x
Main	Dining Room	12' x 9'	Below	Recreation	12'10 x 12'			x
Main	Master Bedroom	12'6 x 13'6	Below	Recreation	13'1 x 18'			x
Main	Bedroom	12'6 x 13'6	Below	Bedroom	12' x 9'			x
Main	Bedroom	7'9 x 8'5	Below	Bedroom	13' x 9'5			x
Main	Bedroom	10' x 12'	Below	Bedroom	9' x 12'			x
Main	Bedroom	9' x 12'2	Below	Bedroom	13' x 9'5			x
Main	Bedroom	12'5 x 8'2	Below	Kitchen	17' x 12'			
Main	Kitchen	12'4 x 12'6	Below	Kitchen	12' x 17'			

Finished Floor (Main):	2,030	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):	2,030	2 Bed Units:	Income/annum:	2	Main	4	No	Workshop/Shed:
Finished Floor (Basement):	0	3 Bed Units:	Less Op. Exp:	3	Below	4	No	Pool:
Finished Floor (Total):	4,060 sq. ft.	Other Units:	Net Op. Income:	4	Below	4	No	Garage Sz:
		Suite:		5	Below	2	No	Door Height:
Unfinished Floor:	0	Crawl/Bsmt. Height:		6	Below	1	No	
Grand Total:	4,060 sq. ft.	Basement: <b>Unfinished</b>		7				
				8				

Listing Broker(s): **Realty Executives Pr. Rupert**

**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.**



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**Active**  
**R2303818**

Board: N  
Duplex

**1424-1426 E 11TH AVENUE**

Prince Rupert (Zone 52)  
Prince Rupert - City  
V8J 2X3

Multifamily

**\$423,900** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>100.00</b>	Original Price: <b>\$423,900</b>
Meas. Type: <b>Feet</b>	# of Rooms:	<b>18</b>	Frontage (metres): <b>30.48</b>
Depth / Size (ft.): <b>100</b>	Bedrooms:	<b>6</b>	Approx. Year Built: <b>1983</b>
Lot Area (sq.ft.): <b>10,000.00</b>	Beds in Bsmt:	<b>0</b>	Age: <b>35</b>
Flood Plain:	Beds not in Bsmt:	<b>6</b>	Zoning: <b>R2</b>
Rear Yard Exp:	Bathrooms:	<b>4</b>	Gross Taxes: <b>\$2,726.02</b>
Council Apprv?:	Full Baths:	<b>4</b>	For Tax Year: <b>2018</b>
If new, GST/HST inc?:	Half Baths:	<b>0</b>	Tax Inc. Utilities?: <b>No</b>
	P.I.D.: <b>006-996-841</b>		Tour:

View: **No :**

Complex / Subdiv:

Services Connected: **Electricity, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **2 Storey**  
Construction: **Frame - Wood**  
Exterior: **Wood**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
# of Fireplaces: **2**  
Fireplace Fuel: **Wood**  
Water Supply: **City/Municipal**  
Fuel/Heating: **Baseboard, Electric, Wood**  
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**  
Type of Roof: **Asphalt, Wood**

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

Total Parking: **4** Covered Parking: **0** Parking Access: **Lane**  
Parking: **Add. Parking Avail., Open**  
Dist. to Public Transit:  
Title to Land: **Freehold NonStrata** Dist. to School Bus:

Property Disc.: **Yes**  
Fixtures Leased: **No :**  
Fixtures Rmvd: **No :**  
Floor Finish:  
Sprinklers?: **No** Smoke Detectors?: **P**  
Bylaw Infractions?: **N**

Legal: **LOT B, LOT 7, LOT 8 BLOCK 35 SECTION 8 DISTRICT LOT 251 RANGE 5 COAST DISTRICT PLAN 923, COAST DISTRICT PLAN 8685 (014-445-263 & 014-445-298)**

Amenities:

Site Influences:  
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
<b>Below</b>	<b>Foyer</b>	<b>10'9 x 13'</b>	<b>Main</b>	<b>Dining Room</b>	<b>9'6 x 8'10</b>			<b>x</b>
<b>Main</b>	<b>Bedroom</b>	<b>10'6 x 9'6</b>	<b>Main</b>	<b>Kitchen</b>	<b>9'6 x 8'4</b>			<b>x</b>
<b>Main</b>	<b>Laundry</b>	<b>10'2 x 8'</b>	<b>Main</b>	<b>Master Bedroom</b>	<b>12' x 10'</b>			<b>x</b>
<b>Main</b>	<b>Recreation</b>	<b>24' x 14'</b>	<b>Main</b>	<b>Bedroom</b>	<b>10'6 x 9'6</b>			<b>x</b>
<b>Main</b>	<b>Living Room</b>	<b>13' x 13'4</b>	<b>Below</b>	<b>Foyer</b>	<b>13' x 10'9</b>			<b>x</b>
<b>Main</b>	<b>Dining Room</b>	<b>9'6 x 8'10</b>	<b>Below</b>	<b>Bedroom</b>	<b>10'6 x 9'6</b>			<b>x</b>
<b>Main</b>	<b>Kitchen</b>	<b>9'6 x 8'</b>	<b>Below</b>	<b>Laundry</b>	<b>10' x 8'</b>			<b>x</b>
<b>Main</b>	<b>Master Bedroom</b>	<b>12'4 x 10'</b>	<b>Below</b>	<b>Recreation</b>	<b>24' x 14'</b>			<b>x</b>
<b>Main</b>	<b>Bedroom</b>	<b>9'6 x 10'6</b>			<b>x</b>			
<b>Main</b>	<b>Living Room</b>	<b>13' x 13'4</b>			<b>x</b>			

Finished Floor (Main): <b>1,520</b>	Bachelor Units:	Income as at:	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>0</b>	1 Bed Units:		1	<b>Main</b>	<b>4</b>	<b>No</b>	Barn:
Finished Floor (Below): <b>1,520</b>	2 Bed Units:	Income/annum:	2	<b>Below</b>	<b>4</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement): <b>0</b>	3 Bed Units:	Less Op. Exp:	3	<b>Above</b>	<b>4</b>	<b>No</b>	Pool:
Finished Floor (Total): <b>3,040 sq. ft.</b>	Other Units:	Net Op. Income:	4	<b>Below</b>	<b>4</b>	<b>No</b>	Garage Sz:
	Suite:		5				Door Height:
Unfinished Floor: <b>0</b>	Crawl/Bsmt. Height:		6				
Grand Total: <b>3,040 sq. ft.</b>	Basement: <b>Full, Fully Finished</b>		7				
			8				

Listing Broker(s): **Realty Executives Pr. Rupert**

**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!**



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**Active**  
**R2297383**

Board: N  
Duplex

**851 2 AVENUE**  
Robson Valley (Zone 81)  
McBride - Town  
V0J 2E0

Multifamily  
**\$249,000 (LP)**  
(SP)



Sold Date:	Frontage (feet):	<b>0.00</b>	Original Price: <b>\$249,000</b>
Meas. Type: <b>Feet</b>	# of Rooms:	<b>17</b>	Frontage (metres): <b>0.00</b>
Depth / Size (ft.): <b>0</b>	Bedrooms:	<b>6</b>	Approx. Year Built: <b>1996</b>
Lot Area (sq.ft.): <b>6,250.00</b>	Beds in Bsmt:	<b>0</b>	Age: <b>22</b>
Flood Plain:	Beds not in Bsmt:	<b>6</b>	Zoning: <b>R3</b>
Rear Yard Exp:	Bathrooms:	<b>4</b>	Gross Taxes: <b>\$2,048.02</b>
Council Apprv?:	Full Baths:	<b>4</b>	For Tax Year: <b>2018</b>
If new, GST/HST inc?:	Half Baths:	<b>0</b>	Tax Inc. Utilities?: <b>No</b>
	P.I.D.: <b>005-940-061</b>		Tour:

View: **No** :  
Complex / Subdiv:  
Services Connected: **Electricity, Septic, Water**

Style of Home: **Rancher/Bungalow w/Bsmt.**  
Construction: **Frame - Wood**  
Exterior: **Vinyl**  
Foundation: **Preserved Wood**  
Rain Screen:  
Renovations:  
# of Fireplaces: **0**  
Fireplace Fuel:  
Water Supply: **City/Municipal**  
Fuel/Heating: **Baseboard**  
Outdoor Area: **Sundeck(s)**  
Type of Roof: **Metal**

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

Total Parking: Covered Parking: Parking Access:  
Parking: **Open**  
Dist. to Public Transit:  
Title to Land: **Freehold NonStrata**  
Dist. to School Bus:  
Property Disc.: **Yes**  
Fixtures Leased: **No** :  
Fixtures Rmvd: **No** :  
Floor Finish: **Laminate, Vinyl/Linoleum**  
Sprinklers?: **No** Smoke Detectors?: **N**  
Bylaw Infractions?: **n**

Legal: **PL PGP 1373 LT 5 BLK 1 DL 5316 LD 05.**

Amenities: **Storage**

Site Influences: **Lane Access, Recreation Nearby, Shopping Nearby**  
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Vaulted Ceiling**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	10'6 x 10'9	Main	Dining Room	8'8 x 9'9			x
Main	Dining Room	9'6 x 14'7	Main	Living Room	15'4 x 12'6			x
Main	Living Room	11'6 x 24'4	Main	Bedroom	7'8 x 9'8			x
Main	Bedroom	9'7 x 8'8	Main	Bedroom	10'10 x 10'3			x
Main	Bedroom	9'9 x 10'3	Main	Bedroom	8'6 x 9'6			x
Main	Bedroom	9'7 x 7'6	Main	Foyer	7'1 x 8'6			x
Main	Laundry	7'6 x 12'11	Main	Walk-In Closet	10'3 x 3'6			x
Main	Foyer	6' x 8'8			x			x
Main	Walk-In Closet	7'6 x 5'3			x			
Main	Kitchen	8'9 x 11'8			x			

Finished Floor (Main):	<b>2,304</b>	Bachelor Units:	Income as at:	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	1 Bed Units:		1	<b>Main</b>	<b>4</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>0</b>	2 Bed Units:	Income/annum:	2	<b>Main</b>	<b>3</b>	<b>Yes</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	3 Bed Units:	Less Op. Exp:	3	<b>Main</b>	<b>4</b>	<b>No</b>	Pool:
Finished Floor (Total):	<b>2,304 sq. ft.</b>	Other Units:	Net Op. Income:	4	<b>Main</b>	<b>3</b>	<b>Yes</b>	Garage Sz:
		Suite:		5				Door Height:
Unfinished Floor:	<b>2,304</b>	Crawl/Bsmt. Height:		6				
Grand Total:	<b>4,608 sq. ft.</b>	Basement: <b>Full, Unfinished</b>		7				
				8				

Listing Broker(s): **Royal LePage Prince George**

**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.**





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**Active**  
**R2298095**

Board: N  
 Duplex

## 7284 IRENE ROAD

PG City South (Zone 74)  
 Lafreniere  
 V2N 5P2

Multifamily

**\$250,000** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>0.00</b>	Original Price: <b>\$250,000</b>
Meas. Type: <b>Feet</b>	# of Rooms:	<b>8</b>	Frontage (metres): <b>0.00</b>
Depth / Size (ft.): <b>0</b>	Bedrooms:	<b>4</b>	Approx. Year Built: <b>1965</b>
Lot Area (sq.ft.): <b>12,502.00</b>	Beds in Bsmt:	<b>0</b>	Age: <b>53</b>
Flood Plain:	Beds not in Bsmt:	<b>4</b>	Zoning: <b>RS1M</b>
Rear Yard Exp:	Bathrooms:	<b>2</b>	Gross Taxes: <b>\$2,443.36</b>
Council Apprv?:	Full Baths:	<b>2</b>	For Tax Year: <b>2018</b>
If new, GST/HST inc?: <b>No</b>	Half Baths:	<b>0</b>	Tax Inc. Utilities?: <b>No</b>
	P.I.D.: <b>012-523-411</b>		Tour:

View: **No :**

Complex / Subdiv:

Services Connected: **Electricity, Natural Gas, Sanitary Sewer**

Style of Home: **Rancher/Bungalow**  
 Construction: **Log**  
 Exterior: **Wood**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations:  
 # of Fireplaces: **1**  
 Fireplace Fuel: **Other**  
 Water Supply: **City/Municipal**  
 Fuel/Heating: **Electric**  
 Outdoor Area: **None**  
 Type of Roof: **Tar & Gravel**

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

Total Parking: Covered Parking: **0** Parking Access:  
 Parking: **Open**  
 Dist. to Public Transit:  
 Title to Land: **Freehold NonStrata**  
 Property Disc.: **Yes**  
 Fixtures Leased: **No :**  
 Fixtures Rmvd: **No :**  
 Floor Finish:  
 Sprinklers?: **No** Smoke Detectors?: **Y**  
 Bylaw Infractions?: **N**

Legal: **PL 11601 LT 15 DL 1599 LD 05.**

Amenities: **None**

Site Influences:  
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17' x 15'9			x			x
Main	Kitchen	12'9 x 11'3			x			x
Main	Master Bedroom	13'1 x 11'7			x			x
Main	Bedroom	13' x 11'2			x			x
Above	Living Room	17' x 15'6			x			x
Above	Kitchen	12'9 x 11'3			x			x
Above	Master Bedroom	13' x 11'7			x			x
Above	Bedroom	13' x 11'2			x			x
		x			x			
		x			x			

Finished Floor (Main):	<b>1,971</b>	Bachelor Units:	Income as at:	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	1 Bed Units:		1	Main	<b>4</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>0</b>	2 Bed Units:	Income/annum:	2	Main	<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>1,971 sq. ft.</b>	Other Units:	Net Op. Income:	4				Garage Sz:
		Suite:		5				Door Height:
Unfinished Floor:	<b>0</b>	Crawl/Bsmt. Height:		6				
Grand Total:	<b>1,971 sq. ft.</b>	Basement: <b>Full</b>		7				
				8				

Listing Broker(s): **Royal LePage Prince George**

**Royal LePage Prince George**

**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.**



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**Active**  
**R2296345**

Board: N  
Fourplex

**31 to-37 WEDEENE STREET**

Kitimat (Zone 89)  
Kitimat  
V8C 1W3

Multifamily  
**\$599,000** (LP)  
(SP)



Sold Date:	Frontage (feet):	<b>0.00</b>	Original Price: <b>\$599,000</b>
Meas. Type: <b>Feet</b>	# of Rooms:	<b>5</b>	Frontage (metres): <b>0.00</b>
Depth / Size (ft.): <b>0</b>	Bedrooms:	<b>3</b>	Approx. Year Built: <b>1956</b>
Lot Area (sq.ft.): <b>13,013.00</b>	Beds in Bsmt:	<b>0</b>	Age: <b>62</b>
Flood Plain:	Beds not in Bsmt:	<b>3</b>	Zoning: <b>R-3A</b>
Rear Yard Exp:	Bathrooms:	<b>1</b>	Gross Taxes: <b>\$2,300.72</b>
Council Apprv?:	Full Baths:	<b>1</b>	For Tax Year: <b>2018</b>
If new, GST/HST inc?:	Half Baths:	<b>0</b>	Tax Inc. Utilities?: <b>Yes</b>
	P.I.D.: <b>011-939-478</b>		Tour:

View: **No :**

Complex / Subdiv:

Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **2 Storey w/Bsmt.**  
Construction: **Frame - Wood**  
Exterior: **Vinyl**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
# of Fireplaces: **0**  
Fireplace Fuel: **None**  
Water Supply: **City/Municipal**  
Fuel/Heating: **Forced Air, Natural Gas**  
Outdoor Area: **Balcony(s)**  
Type of Roof: **Asphalt**

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

Total Parking: **8** Covered Parking: **0** Parking Access: **Front**  
Parking: **Open**  
Dist. to Public Transit:  
Title to Land: **Freehold NonStrata**

Property Disc.: **Yes**  
Fixtures Leased: **No :**  
Fixtures Rmvd: **No :**  
Floor Finish: **Laminate, Mixed**  
Sprinklers?: **No** Smoke Detectors?: **Y**  
Bylaw Infractions?: **N**

Legal: **LOT 19 DISTRICT LOT 6025 RANGE 5 COAST DISTRICT PLAN 3598**

Amenities: **None**

Site Influences: **Cul-de-Sac, Recreation Nearby**  
Features: **Clothes Washer/Dryer, Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	11'5 x 13'9			x			x
Main	Kitchen	10'0 x 17'0			x			x
Above	Bedroom	8'0 x 10'0			x			x
Above	Bedroom	8'0 x 10'0			x			x
Above	Master Bedroom	11'0 x 16'0			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	<b>1,900</b>	Bachelor Units:	Income as at:	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>1,900</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				Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	3 Bed Units:	Less Op. Exp:	3				Pool:
Finished Floor (Total):	<b>3,800 sq. ft.</b>	Other Units:	Net Op. Income:	4				Garage Sz:
		Suite:		5				Door Height:
Unfinished Floor:	<b>1,900</b>	Crawl/Bsmt. Height:		6				
Grand Total:	<b>5,700 sq. ft.</b>	Basement: <b>Unfinished</b>		7				
				8				

Listing Broker(s): **RE/MAX Kitimat Realty**

**Calling all Investors! This 4-plex in the downtown ore is centrally located between a school, shopping, soccer fields and recreation. These units feature open-concept floor plans with some updates including newer flooring and private patios out the back! If you are looking for the perfect investment property, this is the one for you!**



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**Active**  
**R2297302**

Board: N  
Fourplex

**3133-3145 PEARSON ROAD**

Houston (Zone 53)  
Houston - Town  
VOJ 1Z0

Multifamily  
**\$140,000** (LP)  
(SP)



Sold Date:	Frontage (feet):	Original Price: <b>\$140,000</b>
Meas. Type:	# of Rooms: <b>6</b>	Frontage (metres): <b>0.00</b>
Depth / Size (ft.): <b>0</b>	Bedrooms: <b>3</b>	Approx. Year Built: <b>9999</b>
Lot Area (sq.ft.): <b>17,138.00</b>	Beds in Bsmt: <b>0</b>	Age: <b>999</b>
Flood Plain: <b>No</b>	Beds not in Bsmt: <b>3</b>	Zoning: <b>R4</b>
Rear Yard Exp:	Bathrooms: <b>0</b>	Gross Taxes: <b>\$4,607.00</b>
Council Apprv?:	Full Baths: <b>0</b>	For Tax Year: <b>2018</b>
If new, GST/HST inc?:	Half Baths: <b>0</b>	Tax Inc. Utilities?: <b>Yes</b>
	P.I.D.: <b>010-007-407</b>	Tour:

View: **No :**  
Complex / Subdiv:  
Services Connected: **Electricity, Sanitary Sewer, Water**

Style of Home: **2 Storey w/Bsmt.**  
Construction: **Frame - Wood**  
Exterior: **Mixed, Wood**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
# of Fireplaces: **0**  
Fireplace Fuel:  
Water Supply: **City/Municipal**  
Fuel/Heating: **Baseboard, Electric**  
Outdoor Area: **Sundeck(s)**  
Type of Roof: **Torch-On**

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

Total Parking: Covered Parking: Parking Access:  
Parking: **Other**  
Dist. to Public Transit:  
Title to Land: **Freehold NonStrata**  
Dist. to School Bus:  
Property Disc.: **Yes**  
Fixtures Leased: **No :**  
Fixtures Rmvd: **No :**  
Floor Finish: **Wall/Wall/Mixed**  
Sprinklers?: **No**  
Smoke Detectors?: **N**  
Bylaw Infractions?: **N**

Legal: **LOTS 1-2-3-4 DISTRICT LOT 622 LD 14 RANGE 5 COAST DISTRICT PLAN PRP6227 (ADDITIONAL PID#S: 010-007-377 / 423 / 458)**

Amenities:

Site Influences:  
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	11'6" x 14'			x			x
Main	Dining Room	11'6" x 8'			x			x
Main	Kitchen	11' x 8'			x			x
Above	Master Bedroom	12' x 11'			x			x
Above	Bedroom	12' x 9'			x			x
Above	Bedroom	9' x 9'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	<b>2,600</b>	Bachelor Units:	Income as at:	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>2,600</b>	1 Bed Units:		1				Barn:
Finished Floor (Below):	<b>0</b>	2 Bed Units:	Income/annum:	2				Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	3 Bed Units:	Less Op. Exp:	3				Pool:
Finished Floor (Total):	<b>5,200 sq. ft.</b>	Other Units:	Net Op. Income:	4				Garage Sz:
		Suite:		5				Door Height:
Unfinished Floor:	<b>2,600</b>	Crawl/Bsmt. Height:		6				
Grand Total:	<b>7,800 sq. ft.</b>	Basement: <b>Unfinished</b>		7				
				8				

Listing Broker(s): **RE/MAX Bulkley Valley**

**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.**



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**Active**  
**R2297334**

Board: N  
Fourplex

**3195 PEARSON ROAD**

Houston (Zone 53)  
Houston - Town  
VOJ 1Z0

Multifamily  
**\$140,000** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>0.00</b>	Original Price: <b>\$140,000</b>
Meas. Type: <b>Feet</b>	# of Rooms:	<b>6</b>	Frontage (metres): <b>0.00</b>
Depth / Size (ft.): <b>0</b>	Bedrooms:	<b>3</b>	Approx. Year Built: <b>1970</b>
Lot Area (sq.ft.): <b>0.00</b>	Beds in Bsmt:	<b>0</b>	Age: <b>48</b>
Flood Plain: <b>No</b>	Beds not in Bsmt:	<b>3</b>	Zoning: <b>R4</b>
Rear Yard Exp:	Bathrooms:	<b>0</b>	Gross Taxes: <b>\$3,747.41</b>
Council Apprv?:	Full Baths:	<b>0</b>	For Tax Year: <b>2018</b>
If new, GST/HST inc?:	Half Baths:	<b>0</b>	Tax Inc. Utilities?: <b>Yes</b>
	P.I.D.: <b>029-019-737</b>		Tour:

View: **No :**

Complex / Subdiv:

Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: **2 Storey w/Bsmt.**  
Construction: **Frame - Wood**  
Exterior: **Mixed, Wood**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
# of Fireplaces: **0**  
Fireplace Fuel:  
Water Supply: **City/Municipal**  
Fuel/Heating: **Baseboard, Electric**  
Outdoor Area: **Sundeck(s)**  
Type of Roof: **Torch-On**

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

Total Parking: Covered Parking: Parking Access:  
Parking: **Open**  
Dist. to Public Transit:  
Title to Land: **Freehold NonStrata**  
Dist. to School Bus:  
Property Disc.: **Yes**  
Fixtures Leased: **No :**  
Fixtures Rmvd: **No :**  
Floor Finish: **Wall/Wall/Mixed**  
Sprinklers?: **No**  
Smoke Detectors?: **Y**  
Bylaw Infractions?: **N**

Legal: **LOT D DISTRICT LOT 622 LD 14 RANGE 5 COAST DISTRICT PLAN EPP27965**

Amenities:

Site Influences:  
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	11'6" x 14'			x			x
Main	Dining Room	11'6" x 8'			x			x
Main	Kitchen	11' x 8'			x			x
Above	Master Bedroom	12' x 11'			x			x
Above	Bedroom	12' x 9'			x			x
Above	Bedroom	9' x 9'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	<b>2,600</b>	Bachelor Units:	Income as at:	<u>Bath</u>	<u>Floor</u>	<u># of Pieces</u>	<u>Ensuite?</u>	<u>Outbuildings</u>
Finished Floor (Above):	<b>2,600</b>	1 Bed Units:		1				Barn:
Finished Floor (Below):	<b>0</b>	2 Bed Units:	Income/annum:	2				Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	3 Bed Units:	Less Op. Exp:	3				Pool:
Finished Floor (Total):	<b>5,200 sq. ft.</b>	Other Units:	Net Op. Income:	4				Garage Sz:
		Suite:		5				Door Height:
Unfinished Floor:	<b>2,600</b>	Crawl/Bsmt. Height:		6				
Grand Total:	<b>7,800 sq. ft.</b>	Basement: <b>Unfinished</b>		7				
				8				

Listing Broker(s): **RE/MAX Bulkley Valley**

**4-plex located in Houston. Two four-bedroom units and two three-bedrom units. Separate hydro to each unit.**





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**Active**  
**R2298258**

Board: N  
Duplex

**2549 AVALON AVENUE**

Houston (Zone 53)  
Houston - Town  
V0J 1Z2

Multifamily  
**\$239,900 (LP)**

(SP)



Sold Date:	Frontage (feet):	<b>0.00</b>	Original Price: <b>\$239,900</b>
Meas. Type: <b>Feet</b>	# of Rooms:	<b>19</b>	Frontage (metres): <b>0.00</b>
Depth / Size (ft.): <b>0</b>	Bedrooms:	<b>8</b>	Approx. Year Built: <b>1971</b>
Lot Area (sq.ft.): <b>0.00</b>	Beds in Bsmt:	<b>4</b>	Age: <b>47</b>
Flood Plain:	Beds not in Bsmt:	<b>4</b>	Zoning: <b>R2</b>
Rear Yard Exp:	Bathrooms:	<b>4</b>	Gross Taxes: <b>\$4,189.08</b>
Council Apprv?:	Full Baths:	<b>2</b>	For Tax Year: <b>2018</b>
If new, GST/HST inc?:	Half Baths:	<b>2</b>	Tax Inc. Utilities?: <b>Yes</b>
	P.I.D.: <b>010-095-241</b>		Tour:

View: :

Complex / Subdiv:

Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: **Split Entry**  
Construction: **Frame - Wood**  
Exterior: **Aluminum, Brick**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
# of Fireplaces: **0**  
Fireplace Fuel:  
Water Supply: **City/Municipal**  
Fuel/Heating: **Baseboard, Electric**  
Outdoor Area: **Patio(s) & Deck(s)**  
Type of Roof: **Fibreglass**

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

Total Parking: Covered Parking: **2** Parking Access: **Front**  
Parking: **Carport; Multiple**  
Dist. to Public Transit:  
Title to Land: **Freehold NonStrata**  
Dist. to School Bus:  
Property Disc.: **Yes**  
Fixtures Leased: **No** :  
Fixtures Rmvd: **No** :  
Floor Finish:  
Sprinklers?: **No** Smoke Detectors?: **N**  
Bylaw Infractions?: **N**

Legal: **PL PRP6078 LT 1 DL 619 LD 14 RNG 5**

Amenities:

Site Influences: **Paved Road, Private Setting, Private Yard**

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Storage Shed**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Library	18'9 x 12'8	Main	Kitchen	9'6 x 12'6			x
Main	Kitchen	9'6 x 12'6	Main	Dining Room	9' x 10'7			x
Main	Dining Room	9' x 10'7	Main	Master Bedroom	12'8 x 13'11			x
Main	Master Bedroom	12'8 x 12'11	Main	Bedroom	14' x 9'4			x
Main	Bedroom	14' x 9'4	Bsmt	Bedroom	14'6 x 12'8			x
Bsmt	Bedroom	14'6 x 12'8	Bsmt	Bedroom	8'8 x 14'			x
Bsmt	Bedroom	8'8 x 14'	Bsmt	Recreation	12' x 15'			x
Bsmt	Recreation	12' x 15'	Bsmt	Laundry	9'8 x 13'6			x
Bsmt	Laundry	13'4 x 19'	Bsmt	Other	11' x 9'2			x
Main	Living Room	18'9 x 12'8			x			

Finished Floor (Main): **2,164**  
Finished Floor (Above): **0**  
Finished Floor (Below): **0**  
Finished Floor (Basement): **2,147**  
Finished Floor (Total): **4,311 sq. ft.**  
  
Unfinished Floor: **0**  
Grand Total: **4,311 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: **Full, Partly Finished**

Bath	Floor	# of Pieces	Ensuite?
1	Main	4	No
2	Bsmt	2	No
3	Main	4	No
4	Bsmt	2	No
5			
6			
7			
8			

Outbuildings  
Barn:  
Workshop/Shed: **11' X**  
Pool:  
Garage Sz:  
Door Height:

Listing Broker(s): **Calderwood Realty Ltd.**

**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.**



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**Active**  
**R2303521**

Board: N  
 Duplex

**8908 81 STREET**

Fort St. John (Zone 60)  
 Fort St. John - City SE  
 V1J 6T7

Multifamily  
**\$489,000 (LP)**

(SP)



Sold Date:	Frontage (feet): <b>50.00</b>	Original Price: <b>\$489,000</b>
Meas. Type: <b>Feet</b>	# of Rooms: <b>7</b>	Frontage (metres): <b>15.24</b>
Depth / Size (ft.): <b>122</b>	Bedrooms: <b>3</b>	Approx. Year Built: <b>1999</b>
Lot Area (sq.ft.): <b>6,100.00</b>	Beds in Bsmt: <b>0</b>	Age: <b>19</b>
Flood Plain:	Beds not in Bsmt: <b>3</b>	Zoning: <b>R2</b>
Rear Yard Exp:	Bathrooms: <b>2</b>	Gross Taxes: <b>\$4,273.24</b>
Council Apprv?:	Full Baths: <b>1</b>	For Tax Year: <b>2018</b>
If new, GST/HST inc?:	Half Baths: <b>1</b>	Tax Inc. Utilities?: <b>No</b>
	P.I.D.: <b>007-352-433</b>	Tour:

View: :  
 Complex / Subdiv:  
 Services Connected: **Community, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer**

Style of Home: **2 Storey**  
 Construction: **Frame - Wood**  
 Exterior: **Vinyl**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations:  
 # of Fireplaces: **0**  
 Fireplace Fuel:  
 Water Supply: **City/Municipal**  
 Fuel/Heating: **Forced Air, Natural Gas**  
 Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard**  
 Type of Roof: **Asphalt**

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

Total Parking: **4** Covered Parking: **0** Parking Access: **Front**  
 Parking: **Open**  
 Dist. to Public Transit:  
 Title to Land: **Freehold NonStrata**  
 Property Disc.: **Yes**  
 Fixtures Leased: **No**  
 Fixtures Rmvd: **No**  
 Floor Finish: **Mixed**  
 Sprinklers?: **No** Smoke Detectors?: **Y**  
 Bylaw Infractions?: **N**

Legal: **LOT 32 SECTION 32 TOWNSHIP 83 RANGE 18 W6M PEACE RIVER DISTRICT PLAN 26054**

Amenities:

Site Influences: **Cul-de-Sac, Private Yard**  
 Features: **Clothes Washer/Dryer, Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	10'1 x 8'11			x			x
Main	Living Room	15'9 x 14'8			x			x
Main	Dining Room	10'1 x 9'2			x			x
Main	Laundry	5' x 7'			x			x
Above	Master Bedroom	16'3 x 12'2			x			x
Above	Bedroom	11' x 9'3			x			x
Above	Bedroom	10' x 8'1			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	1,230	Bachelor Units:	Income as at:	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	1,230	1 Bed Units:		1	Main	2	No	Barn:
Finished Floor (Below):	0	2 Bed Units:	Income/annum:	2	Above	4	No	Workshop/Shed:
Finished Floor (Basement):	0	3 Bed Units:	Less Op. Exp:	3				Pool:
Finished Floor (Total):	2,460 sq. ft.	Other Units:	Net Op. Income:	4				Garage Sz:
		Suite:		5				Door Height:
Unfinished Floor:	0	Crawl/Bsmt. Height:		6				
Grand Total:	2,460 sq. ft.	Basement: <b>None</b>		7				
				8				

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

**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.**



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**Active**  
**R2301702**

Board: N  
Duplex

**2151-2157 MCBRIDE CRESCENT**

PG City Central (Zone 72)  
Crescents  
V2M 125

Multifamily

**\$459,000** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>0.00</b>	Original Price: <b>\$459,000</b>
Meas. Type: <b>Feet</b>	# of Rooms:	<b>14</b>	Frontage (metres): <b>0.00</b>
Depth / Size (ft.): <b>0</b>	Bedrooms:	<b>8</b>	Approx. Year Built: <b>9999</b>
Lot Area (sq.ft.): <b>6,820.00</b>	Beds in Bsmt:	<b>2</b>	Age: <b>999</b>
Flood Plain: <b>No</b>	Beds not in Bsmt:	<b>6</b>	Zoning: <b>RT2</b>
Rear Yard Exp:	Bathrooms:	<b>4</b>	Gross Taxes: <b>\$3,958.27</b>
Council Apprv?:	Full Baths:	<b>3</b>	For Tax Year: <b>2018</b>
If new, GST/HST inc?:	Half Baths:	<b>1</b>	Tax Inc. Utilities?: <b>No</b>
	P.I.D.: <b>013-034-294</b>		Tour:

View: **No :**

Complex / Subdiv:

Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: **2 Storey w/Bsmt.**  
Construction: **Frame - Wood**  
Exterior: **Vinyl**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
# of Fireplaces: **0**  
Fireplace Fuel: **None**  
Water Supply: **City/Municipal**  
Fuel/Heating: **Forced Air, Natural Gas**  
Outdoor Area: **Fenced Yard**  
Type of Roof: **Asphalt**

Reno. Year:  
R.I. Plumbing:  
R.I. Fireplaces: **0**

Total Parking: **6** Covered Parking: **0** Parking Access: **Rear**  
Parking: **Add. Parking Avail., RV Parking Avail.**  
Dist. to Public Transit:  
Title to Land: **Freehold NonStrata** Dist. to School Bus:  
Property Disc.: **Yes**  
Fixtures Leased: **No :**  
Fixtures Rmvd: **No :**  
Floor Finish:  
Sprinklers?: **No** Smoke Detectors?: **N**  
Bylaw Infractions?: **N**

Legal: **LOT 20 BLOCK 122 DISTRICT LOT 343 CARIBOO DISTRICT PLAN 1268 ; LOT 21 BLOCK 122 DISTRICT LOT 343 CARIBOO DISTRICT PLAN 1268 ; ADDITIONAL PID# 013-034-278**

Amenities:

Site Influences:

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Above	Master Bedroom	13'6 x 8'11	Bsmt	Bedroom	12'6 x 8'4			x
Above	Bedroom	10'4 x 10'	Bsmt	Recreation	14'3 x 10'6			x
Above	Bedroom	10'4 x 10'	Bsmt	Recreation	10' x 12'			x
Above	Bedroom	9'2 x 8'4	Bsmt	Bedroom	10' x 9'6			x
Above	Bedroom	10'4 x 10'			x			x
Above	Master Bedroom	13'6 x 8'11			x			x
Main	Living Room	15'1 x 15'			x			x
Main	Kitchen	10'4 x 9'3			x			x
Main	Kitchen	10'4 x 9'3			x			
Main	Living Room	15'1 x 15'			x			

Finished Floor (Main):	<b>1,039</b>	Bachelor Units:	Income as at:	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>995</b>	1 Bed Units:		1	Above	<b>4</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>0</b>	2 Bed Units:	Income/annum:	2	Bsmt	<b>2</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>995</b>	3 Bed Units:	Less Op. Exp:	3	Above	<b>4</b>	<b>No</b>	Pool:
Finished Floor (Total):	<b>3,029 sq. ft.</b>	Other Units:	Net Op. Income:	4	Bsmt	<b>3</b>	<b>No</b>	Garage Sz:
		Suite:		5				Door Height:
Unfinished Floor:	<b>0</b>	Crawl/Bsmt. Height:		6				
Grand Total:	<b>3,029 sq. ft.</b>	Basement: <b>Full, Fully Finished</b>		7				
				8				

Listing Broker(s): **Doucette Realty Ltd**

**Doucette Realty Ltd**

**Turnkey duplex with 4 bedrooms and 2 baths on each side. Updated kitchens, doors, roofs, windows, flooring, paint, bathrooms, and appliances. Long-term tenants pay \$1400 in 2151 and want to stay. 2157 vacant and easy to show. Perfect for someone to live in one side and have the other pay their mortgage. Close to the hospital and only steps to the dog park and newest city park by Duchess.**