



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

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



**Active**  
**R2302648**

Board: H  
Fourplex

**9499 ROBSON STREET**

Chilliwack  
Chilliwack N Yale-Well  
V2P 4E4

Multifamily  
**\$898,880 (LP)**

(SP)



Sold Date:	Frontage (feet):	<b>66.00</b>	Original Price: <b>\$898,880</b>
Meas. Type: <b>Feet</b>	# of Rooms:	<b>17</b>	Frontage (metres): <b>20.12</b>
Depth / Size (ft.): <b>132</b>	Bedrooms:	<b>9</b>	Approx. Year Built: <b>1972</b>
Lot Area (sq.ft.): <b>8,712.00</b>	Beds in Bsmt:	<b>0</b>	Age: <b>46</b>
Flood Plain: <b>Yes</b>	Beds not in Bsmt:	<b>9</b>	Zoning: <b>R2</b>
Rear Yard Exp:	Bathrooms:	<b>4</b>	Gross Taxes: <b>\$3,283.65</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>009-360-557</b>		Tour:

View: **Yes: MOUNTAINS**

Complex / Subdiv:

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

Style of Home: **Basement Entry**  
Construction: **Frame - Wood**  
Exterior: **Vinyl**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations: **Partly**  
# of Fireplaces: **0**  
Fireplace Fuel: **None**  
Water Supply: **City/Municipal**  
Fuel/Heating: **Baseboard, Electric**  
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**  
Type of Roof: **Torch-On**

Reno. Year: **2018**  
R.I. Plumbing:  
R.I. Fireplaces:

Total Parking: **8** 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: **Mixed**  
Sprinklers?: **No** Smoke Detectors?: **Y**  
Bylaw Infractions?: **n**

Legal: **PL NWP1737 LT 4 BLK 21 LD 36. DIVISION B.**

Amenities: **Garden**

Site Influences:

Features: **Clothes Washer, Drapes/Window Coverings, Refrigerator, Storage Shed, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15' x 24'	Below	Kitchen	10' x 17'			x
Main	Kitchen	10' x 17'	Below	Master Bedroom	10' x 12'			x
Main	Master Bedroom	10' x 12'	Below	Bedroom	9' x 12'			x
Main	Bedroom	10' x 10'6	Below	Living Room	15' x 24'			x
Main	Bedroom	10' x 10'	Below	Kitchen	10' x 17'			x
Main	Living Room	15' x 24'	Below	Master Bedroom	10' x 12'			x
Main	Kitchen	10' x 17'	Below	Bedroom	9' x 12'			x
Main	Master Bedroom	10' x 12'			x			x
Main	Bedroom	10' x 10'6			x			
Below	Living Room	15' x 24'			x			

Finished Floor (Main): **2,052**  
Finished Floor (Above): **0**  
Finished Floor (Below): **1,944**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **3,996 sq. ft.**

Unfinished Floor: **0**  
Grand Total: **3,996 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: **None**

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

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

Listing Broker(s): **Royal LePage Wheeler Cheam**

**INVESTOR ALERT "RARE LEGAL 4 PLEX"! You can SEARCH ALL DAY LONG & you will NOT find another 'LEGAL' 4 plex on the CHILLIWACK MARKET. There is a HUGE DIFFERENCE as this building is a LICENSED BUSINESS featuring 3 large bedrooms up with 2 bedroom suites below per side. Each suite is fully self contained with 4 separate laundry areas. The seller recently spent \$130,000 in PROFESSIONAL UPGRADES which includes EXTERIOR VINYL SIDING, DOWNSPOUTS, DECK, FLOORING, APPLIANCES, BATHROOM RENOS & much, much more! GREAT FAMILY ORIENTED LOCATION. Long term tenants paying below currently market average. Potential rent totals are closer to \$5200-\$5400 per month. Hurry in & make this a SMART AND RARE INVESTMENT!!**



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

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



**Active**  
**R2301704**

Board: H  
Duplex

**8664 COVENTRY PLACE**

Chilliwack  
Chilliwack E Young-Yale  
V2P 4V5

Multifamily  
**\$574,900 (LP)**  
(SP)



Sold Date:	Frontage (feet):	<b>30.00</b>	Original Price: <b>\$574,900</b>
Meas. Type: <b>Feet</b>	# of Rooms:	<b>12</b>	Frontage (metres): <b>9.14</b>
Depth / Size (ft.):	Bedrooms:	<b>4</b>	Approx. Year Built: <b>9999</b>
Lot Area (sq.ft.): <b>0.00</b>	Beds in Bsmt:	<b>0</b>	Age: <b>999</b>
Flood Plain: <b>Yes</b>	Beds not in Bsmt:	<b>4</b>	Zoning: <b>R1A</b>
Rear Yard Exp: <b>South</b>	Bathrooms:	<b>2</b>	Gross Taxes: <b>\$2,452.82</b>
Council Apprv?: <b>No</b>	Full Baths:	<b>2</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>009-981-705</b>		Tour:

View: :  
Complex / Subdiv:  
Services Connected: **Electricity, Natural Gas**

Style of Home: **Rancher/Bungalow**  
Construction: **Frame - Wood**  
Exterior: **Mixed, Vinyl**  
Foundation: **Concrete Slab**  
Rain Screen:  
Renovations:  
# of Fireplaces: **0**  
Fireplace Fuel: **None**  
Water Supply: **City/Municipal**  
Fuel/Heating: **Forced Air, Natural Gas**  
Outdoor Area: **Patio(s)**  
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**  
Dist. to School Bus:  
Property Disc.: **Yes**  
Fixtures Leased: **No** :  
Fixtures Rmvd: **No** :  
Floor Finish: **Mixed**  
Sprinklers?: **No** Smoke Detectors?: **Y**  
Bylaw Infractions?: **N**

Legal: **PL NWP14445 LT 2 BLK A DL 341 LD 36. GROUP 2.**

Amenities: **In Suite Laundry**

Site Influences:  
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16' x 10'	Main	Bedroom	10'5 x 9'8			x
Main	Dining Room	10'8 x 7'4	Main	Utility	9' x 5'9			x
Main	Kitchen	12'4 x 7'4			x			x
Main	Master Bedroom	12' x 10'3			x			x
Main	Bedroom	10'5 x 8'5			x			x
Main	Utility	9' x 6'			x			x
Main	Living Room	15' x 10'			x			x
Main	Dining Room	10'10 x 7'			x			x
Main	Kitchen	13' x 12'			x			
Main	Master Bedroom	12'9 x 11'			x			

Finished Floor (Main):	<b>1,800</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>1,800 sq. ft.</b>	Other Units:	Net Op. Income:	4				Garage Sz:
Unfinished Floor:	<b>0</b>	Suite:		5				Door Height:
Grand Total:	<b>1,800 sq. ft.</b>	Crawl/Bsmt. Height:		6				
		Basement: <b>None</b>		7				
				8				

Listing Broker(s): **HomeLife Glenayre Realty Chilliwack Ltd**

**Duplex on .27 ac lot city says with the right plan they would consider development. The renters have been steady. 2 bdrm + 1 bath per side. Well located end of cul-de-sac. No strata fees.**



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

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



**Active**  
**R2303898**

Board: H  
Duplex

**1621 PARKWOOD DRIVE**

Agassiz  
Agassiz  
VOM 1A2

Multifamily  
**\$625,000 (LP)**  
(SP)



Sold Date:	Frontage (feet):	<b>72.00</b>	Original Price: <b>\$625,000</b>
Meas. Type: <b>Feet</b>	# of Rooms:	<b>8</b>	Frontage (metres): <b>21.95</b>
Depth / Size (ft.): <b>160</b>	Bedrooms:	<b>4</b>	Approx. Year Built: <b>1965</b>
Lot Area (sq.ft.): <b>11,520.00</b>	Beds in Bsmt:	<b>0</b>	Age: <b>53</b>
Flood Plain: <b>Yes</b>	Beds not in Bsmt:	<b>4</b>	Zoning: <b>RS1</b>
Rear Yard Exp:	Bathrooms:	<b>2</b>	Gross Taxes: <b>\$2,179.47</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>008-806-799</b>		Tour:

View: **Yes: MOUNTAINS**

Complex / Subdiv:

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

Style of Home: **Rancher/Bungalow w/Bsmt.**  
Construction: **Frame - Wood**  
Exterior: **Vinyl**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
# of Fireplaces: **0**  
Fireplace Fuel:  
Water Supply: **Well - Shallow**  
Fuel/Heating: **Forced Air, Natural Gas**  
Outdoor Area: **Fenced Yard, Patio(s)**  
Type of Roof: **Torch-On**

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

Total Parking: **8** Covered Parking: **0** Parking Access: **Front**  
Parking: **Open, RV Parking Avail.**  
Dist. to Public Transit: **WALKING** Dist. to School Bus: **WALKING**  
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?: **N**  
Bylaw Infractions?: **n**

Legal: **PL NWP26195 LT 53 LD 36 SEC 19 TWP 3 RNG 28 MER 6. MERIDIAN W6.**

Amenities: **Storage**

Site Influences: **Central Location, Golf Course Nearby, Recreation Nearby, Shopping Nearby**  
Features: **Refrigerator, Storage Shed, Stove, Windows - Thermo**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13' x 11'4			x			x
Main	Kitchen	12' x 8'			x			x
Main	Bedroom	11'6 x 10'10			x			x
Main	Bedroom	11'3 x 9'6			x			x
Below	Bedroom	12' x 8'6			x			x
Below	Bedroom	10'6 x 8'			x			x
Below	Family Room	14' x 11'			x			x
Below	Laundry	15' x 11'			x			x
		x			x			
		x			x			

Finished Floor (Main):	<b>1,344</b>	Bachelor Units:	Income as at:	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>860</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>Above</b>	<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>2,204 sq. ft.</b>	Other Units:	Net Op. Income:	4				Garage Sz:
		Suite:		5				Door Height:
Unfinished Floor:	<b>484</b>	Crawl/Bsmt. Height:		6				
Grand Total:	<b>2,688 sq. ft.</b>	Basement: <b>Full, Partly Finished</b>		7				
				8				

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

**Investor Alert! Serious cash-flowing potential! 2600+ sq.ft. rancher w/ basement, full duplex available. Situated on over 1/4 acre, this is a non-strata, 1 title, 8 bedroom (4 per side) duplex. One side occupied by fantastic long time tenant, the other side will be vacant Oct 1. "1621" side is neat & tidy w/ newer laminate flooring + updated counter-tops, cupboards & paint. "1623" side has similar updates and will be ready for you to move right in, or a new tenant. All windows have been upgraded to vinyl, and torch-on roof is less than 10 years. Each side has fully fenced, spacious back yard. Great family neighbourhood, close to parks, schools, recreation, and shopping. This could be great to live in, rent out, or hold for future development!**