



Presented by:
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Active
R2495726

Board: F
 Duplex

10286-10288 RIVER ROAD

N. Delta
 Nordel
 V4C 2R5

Multifamily
\$1,479,000 (LP)
 (SP)



Sold Date:	Frontage (feet):	Original Price: \$1,479,000
Meas. Type: Feet	# of Rooms: 21	Frontage (metres):
Depth / Size (ft.):	Bedrooms: 9	Approx. Year Built: 1972
Lot Area (sq.ft.): 15,304.00	Beds in Bsmt: 2	Age: 49
Flood Plain: Exempt	Beds not in Bsmt: 7	Zoning: RD3
Rear Yard Exp: East	Bathrooms: 4	Gross Taxes: \$3,606.06
Council Apprv?:	Full Baths: 4	For Tax Year: 2020
If new, GST/HST inc?:	Half Baths: 0	Tax Inc. Utilities?: No
	P.I.D.: 002-189-283	Tour:

View: **Yes: ALEX FRASER BRIDGE**
 Complex / Subdiv:
 Services Connected: **Community, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer**
 Sewer Type: **City/Municipal**

Style of Home: Basement Entry	Total Parking: 10	Covered Parking: 4	Parking Access: Front
Construction: Frame - Wood	Parking: Garage; Double, Open, RV Parking Avail.		
Exterior: Stucco	Dist. to Public Transit: FRONT OF		Dist. to School Bus: 2 KM
Foundation: Concrete Perimeter	Title to Land: Freehold NonStrata		
Rain Screen:	Property Disc.: Yes		
Renovations: Completely	Fixtures Leased: No		
# of Fireplaces: 0	Fixtures Rmvd: No		
Fireplace Fuel: Gas - Propane	Floor Finish: Laminate		Smoke Detectors?:
Water Supply: City/Municipal	Sprinklers?:		
Fuel/Heating: Electric, Forced Air	Bylaw Infractions?:		
Outdoor Area: Balcny(s) Patio(s) Dck(s)			
Type of Roof: Torch-On			

Legal: **PL NWP20034 LT 6 DL 18 LD 36. GROUP 2, EXCEPT PLAN EPP3415**

Amenities: **Shared Laundry**

Site Influences: **Central Location, Private Setting**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Above	Living Room	17'3 x 13'1	Main	Family Room	17'3 x 13'1	Bsmt	Other	6' x 10'
Above	Dining Room	10'2 x 8'	Main	Dining Room	10'2 x 8'			x
Above	Bedroom	12'8 x 9'9	Main	Bedroom	12'8 x 9'9			x
Above	Bedroom	12'8 x 8'3	Main	Bedroom	12'8 x 8'3			x
Above	Bedroom	10'3 x 9'9	Main	Bedroom	10'3 x 9'9			x
Above	Kitchen	10'3 x 11'2	Main	Kitchen	13'8 x 8'10			x
Above	Bedroom	11'7 x 9'10	Bsmt	Bedroom	11'7 x 9'10			x
Above	Family Room	18' x 12'6	Bsmt	Bedroom	12' x 10'			x
Above	Kitchen	13'8 x 8'10	Bsmt	Family Room	12' x 10'			x
Above	Other	18'10 x 10'	Bsmt	Kitchen	13'8 x 8'10			x

Finished Floor (Main): 0	Bachelor Units:	Income as at:	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 1,984	1 Bed Units:		1	Main	4	No	Barn:
Finished Floor (Below): 0	2 Bed Units:	Income/annum:	2	Above	4	No	Workshop/Shed:
Finished Floor (Basement): 1,366	3 Bed Units:	Less Op. Exp:	3	Main	4	No	Pool:
Finished Floor (Total): 3,350 sq. ft.	Other Units:	Net Op. Income:	4	Above	4	No	Garage Sz:
	Suite:		5				Grg Dr Ht:
Unfinished Floor: 0	Crawl/Bsmt. Height:		6				
Grand Total: 3,350 sq. ft.	Basement: Partly Finished		7				
			8				

Listing Broker(s): **Coldwell Banker Universe Realty**

Beautiful investment opportunity. If you're looking for an investment property that will generate you income now and will hold future value, this is it!!! This beautifully renovated duplex offers 9 bedrooms and 4 full bathrooms with lots of storage, double garage on both sides. Huge amount of parking, you can even park and RV. Both side of the duplex enjoy balconies and large sundecks that they are great for guest entertainment or just a casual relaxed evening. Lot size is 15,304 SQFT Currently the duplex generates a monthly income of \$6000+ great mortgage helper. This duplex is in the vicinity of both elementary and high school. Transit is just your doorstep. Enjoy your weekends by a trip to Tannery Park of Brownville Beach, only 15 minutes to Surrey Centre and Quick access to both.