



Presented by:  
**Nischal Ram**  
 Sutton Premier Realty  
 Cell: 604-308-6404  
 www.nischalram.com  
 Realtornischal@gmail.com



**Active**  
**R2563785**

Board: F  
 Duplex

# 10444-10446 RIVER ROAD

N. Delta  
 Nordel  
 V4C 2R5

Multifamily  
**\$1,538,000** (LP)  
 (SP)



Sold Date: Frontage (feet): **72.01** Original Price: **\$1,638,000**  
 Meas. Type: **Feet** # of Rooms: **26** Frontage (metres): **21.95**  
 Depth / Size (ft.): **125** Bedrooms: **9** Approx. Year Built: **1984**  
 Lot Area (sq.ft.): **8,988.00** Beds in Bsmt: **3** Age: **37**  
 Flood Plain: Beds not in Bsmt: **6** Zoning: **RS3**  
 Rear Yard Exp: Bathrooms: **6** Gross Taxes: **\$4,937.35**  
 Council Apprv?: Full Baths: **6** For Tax Year: **2020**  
 If new, GST/HST inc?: Half Baths: **0** Tax Inc. Utilities?: **No**  
 P.I.D.: **001-328-697** Tour:

View: :  
 Complex / Subdiv:  
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**  
 Sewer Type: **Sanitation**

Style of Home: **Basement Entry**  
 Construction: **Frame - Wood**  
 Exterior: **Vinyl**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations:  
 # of Fireplaces: **2**  
 Fireplace Fuel: **Wood**  
 Water Supply: **City/Municipal**  
 Fuel/Heating: **Forced Air, Heat Pump**  
 Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard**  
 Type of Roof: **Torch-On**

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

Metered

Total Parking: **5** Covered Parking: **2** Parking Access: **Front**  
 Parking: **Grge/Double Tandem, Open, Other**  
 Dist. to Public Transit: **1/2 Block** Dist. to School Bus: **1/2 Block**  
 Title to Land: **Freehold NonStrata**

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

Legal: **LOT 51, PLAN NWP33754, DISTRICT LOT 17, GROUP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities: **In Suite Laundry, Storage**

Site Influences: **Central Location, Paved Road, Private Setting, Private Yard**  
 Features: **Other - See Remarks**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17'6 x 11'9	Main	Kitchen	17'8 x 10'	Bsmt	Living Room	11'4 x 12'8
Main	Dining Room	10'9 x 10'1	Main	Laundry	5'7 x 2'9	Bsmt	Kitchen	14'6 x 12'4
Main	Kitchen	17'6 x 10'	Main	Master Bedroom	13'4 x 10'10	Bsmt	Bedroom	17'8 x 8'7
Main	Laundry	5'7 x 2'9	Main	Walk-In Closet	5'8 x 5'	Bsmt	Walk-In Closet	6' x 4'
Main	Master Bedroom	13'5 x 11'	Main	Bedroom	9'1 x 10'6	Bsmt	Storage	8' x 3'
Main	Walk-In Closet	5'7 x 5'	Main	Bedroom	11'1 x 8'5	Bsmt	Bedroom	9'9 x 11'11
Main	Bedroom	9'2 x 10'6	Bsmt	Games Room	15' x 12'7			x
Main	Bedroom	11'2 x 8'5	Bsmt	Bedroom	15'3 x 11'8			x
Main	Living Room	11'9 x 17'6	Bsmt	Other	20' x 8'4			x
Main	Dining Room	10'8 x 10'	Bsmt	Storage	8'6 x 7'4			x

Finished Floor (Main): <b>2,508</b>	Bachelor Units:	Income as at:	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>0</b>	1 Bed Units:		1	Main	4	No	Barn:
Finished Floor (Below): <b>0</b>	2 Bed Units:	Income/annum:	2	Main	4	No	Workshop/Shed: <b>125sqft</b>
Finished Floor (Basement): <b>1,958</b>	3 Bed Units:	Less Op. Exp:	3	Main	3	Yes	Pool:
Finished Floor (Total): <b>4,466 sq. ft.</b>	Other Units:	Net Op. Income:	4	Main	3	Yes	Garage Sz: <b>245sqft</b>
	Suite:		5	Below	3	No	Grg Dr Ht:
Unfinished Floor: <b>0</b>	Crawl/Bsmt. Height:		6	Below	3	No	
Grand Total: <b>4,466 sq. ft.</b>	Basement: <b>Full, Fully Finished, Separate Entry</b>		7				
			8				

Listing Broker(s): **Royal LePage Brent Roberts Realty**

**INVESTOR ALERT. Renovated side by side LEGAL duplex with amazing VIEWS! Great tenants on month to month tenancy. Features 10 bedrooms, 6 baths, huge living room and amazing North Westerly views of Alex Fraser River & Mountains. Spacious fenced and divided backyards with decks overlooking a beautiful forest and creek. Roof has recently been upgraded. The kitchen and bathrooms are all fully renovated in 3 of the suites Location is only 5 minutes to school + transportation, Alex Fraser Bridge and HWY 17.**