



Days on Market: **98**  
Previous Price: **\$0**  
Meas. Type:  
Depth / Size:  
Lot Area (sq.ft.): **11,502.00**  
Flood Plain: **No**  
Rear Yard Exp:  
If new, GST/HST inc?:  
Council Apprv?:  
P.I.D.: **011-935-057**  
View:  
Complex / Subdiv:  
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

List Date: **8/22/2017**  
Original Price: **\$1,450,000**  
Frontage (feet):  
# of Rooms: **10**  
Bedrooms: **4**  
Beds in Bsmt: **0**  
Beds not in Bsmt: **4**  
Bathrooms: **3**  
Full Baths: **3**  
Half Baths: **0**

Expiry Date: **2/28/2018**  
Sold Date:  
Frontage (metres):  
Approx. Year Built: **1990**  
Age: **27**  
Zoning: **RM**  
Gross Taxes: **\$5,236.03**  
For Tax Year: **2017**  
Tax Inc. Utilities?: **No**  
Tour:

Style of Home: <b>2 Storey</b>	Total Parking:      Covered Parking:	Parking Access:
Construction: <b>Frame - Wood</b>	Parking: <b>Open, Visitor Parking</b>	
Exterior: <b>Vinyl</b>	Dist. to Public Transit: <b>1/2</b>	Dist. to School Bus: <b>1/2</b>
Foundation: <b>Concrete Perimeter</b>	Title to Land: <b>Freehold NonStrata</b>	
Rain Screen: <b>Full</b>	Seller's Interest: <b>Registered Owner</b>	
Renovations:	Property Disc.: <b>Yes:</b>	
# of Fireplaces: <b>0</b>	Fixtures Leased: <b>No :</b>	
Fireplace Fuel:	Fixtures Rmvd: <b>No :</b>	
Water Supply: <b>City/Municipal</b>	Floor Finish: <b>Laminate</b>	
Fuel/Heating: <b>Electric, Forced Air, Natural Gas</b>	Sprinklers?: <b>No</b>	Smoke Detectors?: <b>Yes</b>
Outdoor Area: <b>Balcony(s), Patio(s) &amp; Deck(s)</b>	Bylaw Infractions?: <b>n</b>	
Type of Roof: <b>Asphalt</b>		

Legal: <b>PL 79014 LT 2 LD 36 SEC 24 RNG 2</b>	<u>Municipal Charges</u>
Amenities:	Garbage:
	Water:
Site Influences: <b>Central Location, Private Setting</b>	Dyking:
Features: <b>ClthWsh/Dryr/Frdg/Stve/DW, Disposal - Waste</b>	Sewer:
	Other:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'6 x 17'6			x			x
Main	Dining Room	11' x 11'6			x			x
Main	Kitchen	12'9 x 11'6			x			x
Main	Bedroom	11'9 x 9'6			x			x
Main	Bedroom	11'6 x 9'6			x			x
Main	Bedroom	11'9 x 9'6			x			x
Main	Laundry	3' x 6'			x			x
Above	Master Bedroom	11'3 x 15'9			x			x
Above	Den	13'9 x 9'9			x			
Below	Living Room	13'6 x 13'3			x			

Finished Floor (Main): <b>2,172</b>	Bachelor Units:	Income as at:	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>846</b>	1 Bed Units:		1	Main	4	No	Barn:
Finished Floor (Below): <b>0</b>	2 Bed Units:	Income/annum:	2	Above	4	Yes	Workshop/Shed:
Finished Floor (Basement): <b>2,153</b>	3 Bed Units:	Less Op. Exp:	3	Below	4	No	Pool:
Finished Floor (Total): <b>5,171 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>5,171 sq. ft.</b>	Basement: <b>Separate Entry</b>		7				
			8				

List Broker 1: <b>Interlink Realty - Office: 604-271-3888</b>	List Broker 2:	
List Sales Rep 1: <b>Jeannie Choi - Phone: 778-385-2838</b>	<b>mail@jeanniechoi.com</b>	Appointments: <b>Phone L.R. First</b>
List Sales Rep 2:	3:	Call: <b>Jeannie Choi</b>
Sell Broker 1:		Phone: <b>778-385-2838</b>
Sell Sales Rep 1:	2:	3:
Owner: <b>Yongji Liu &amp; Meixia Yang</b>		
Commission: <b>S-3.2% 1ST 100K/1.1625% BAL</b>		Occupancy: <b>Tenant</b>

Realtor  
Remarks: **Property contains accommodation which is not authorized. All measurements approx. and buyer to confirm own measurements if important to buyer. Seller does not want to disturb tenants. Drive by only.**

**Investors Alert! 4plex with 3 finished level generates over \$70K/yr. 4 suites: two 4 bedroom and den with ensuites and skylights with 2 bathrooms, and two 3 bedroom suites. All suites have their own laundry. Lots of parking. Newer roof. Walking distance to Park, School and close to Shopping and Transit.**