



Presented by:
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Active
R2458102

Board: V
 Duplex

1134-1136 PRAIRIE AVENUE

Port Coquitlam
 Birchland Manor
 V3B 1S6

Multifamily
\$1,398,000 (LP)
 (SP)



Sold Date:	Frontage (feet):	76.51	Original Price: \$1,398,000
Meas. Type: Feet	# of Rooms:	18	Frontage (metres): 23.32
Depth / Size (ft.): 124	Bedrooms:	6	Approx. Year Built: 1974
Lot Area (sq.ft.): 9,486.00	Beds in Bsmt:	0	Age: 46
Flood Plain: No	Beds not in Bsmt:	6	Zoning: RS1
Rear Yard Exp:	Bathrooms:	4	Gross Taxes: \$5,407.70
Council Apprv?:	Full Baths:	2	For Tax Year: 2019
If new, GST/HST inc?:	Half Baths:	2	Tax Inc. Utilities?: No
	P.I.D.: 008-025-185		Tour:

View: **No** :
 Complex / Subdiv:
 Services Connected: **Electricity, Natural Gas, Storm Sewer**
 Sewer Type: **City/Municipal**

Style of Home: **2 Storey**
 Construction: **Frame - Wood**
 Exterior: **Other, Wood**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **1**
 Fireplace Fuel: **Gas - Natural**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Forced Air**
 Outdoor Area: **Fenced Yard**
 Type of Roof: **Torch-On**

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

Metered

Total Parking: **5** Covered Parking: **1** Parking Access: **Front**
 Parking: **Add. Parking Avail., Carport; Single**
 Dist. to Public Transit: **1 BLK** Dist. to School Bus: **3 BLKS**
 Title to Land: **Freehold NonStrata**
 Property Disc.: **Yes**
 Fixtures Leased: **No** :
 Fixtures Rmvd: **Yes: GAS RANGE**
 Floor Finish:
 Sprinklers?: **No** Smoke Detectors?: **Y**
 Bylaw Infractions?: **N**

Legal: **LOT 397, PLAN NWP44899, SECTION 6, TOWNSHIP 40, NEW WESTMINSTER LAND DISTRICT**

Amenities: **None**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16' x 12'	Main	Dining Room	12' x 10'			x
Main	Dining Room	12' x 10'	Main	Kitchen	12'8 x 8'4			x
Main	Kitchen	12'8 x 8'4	Main	Master Bedroom	15'5 x 12'6			x
Main	Master Bedroom	15'5 x 12'6	Main	Bedroom	10' x 9'			x
Main	Bedroom	10' x 9'	Main	Bedroom	10' x 10'			x
Main	Bedroom	10' x 10'	Main	Nook	12'6 x 8'6			x
Main	Nook	12'6 x 8'6	Below	Recreation	20' x 25'			x
Below	Recreation	20' x 25'	Below	Laundry	6' x 8'			x
Below	Laundry	6' x 8'						x
Main	Living Room	16' x 12'						x

Finished Floor (Main): 1,340	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): 0	2 Bed Units:	Income/annum:	2	Below	2	No	Workshop/Shed:
Finished Floor (Basement): 1,036	3 Bed Units:	Less Op. Exp:	3	Main	4	No	Pool:
Finished Floor (Total): 2,376 sq. ft.	Other Units:	Net Op. Income:	4	Below	2	No	Garage Sz:
	Suite:		5				Grg Dr Ht:
Unfinished Floor: 0	Crawl/Bsmt. Height:		6				
Grand Total: 2,376 sq. ft.	Basement: Partly Finished		7				
			8				

Listing Broker(s): **Royal LePage Sterling Realty**

Attention all Investors and renovation experts. Great location. Duplex on a large 9600 sq. ft. lot. Close to schools, parks, shopping and transportation. Prairie Ave being upgraded for Bike and Pedestrian traffic. This is a duplex with RD zoning with no covenants.