



Presented by:  
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**Active**  
**R2396898**

Board: N  
 Duplex

## A&C 1184 N 2ND AVENUE

Williams Lake (Zone 27)  
 Williams Lake - City  
 V2G 1X8

Multifamily  
**\$259,900** (LP)  
 (SP)



Sold Date:	Frontage (feet):	<b>63.98</b>	Original Price: <b>\$259,900</b>
Meas. Type: <b>Metres</b>	# of Rooms:	<b>13</b>	Frontage (metres): <b>19.50</b>
Depth / Size (ft.): <b>40.1</b>	Bedrooms:	<b>4</b>	Approx. Year Built: <b>1997</b>
Lot Area (sq.ft.): <b>781.95</b>	Beds in Bsmt:	<b>1</b>	Age: <b>22</b>
Flood Plain:	Beds not in Bsmt:	<b>3</b>	Zoning: <b>R2</b>
Rear Yard Exp:	Bathrooms:	<b>3</b>	Gross Taxes: <b>\$1,765.31</b>
Council Apprv?:	Full Baths:	<b>3</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>023-999-543</b>		Tour:

View: **Yes: MOUNTAIN VALLEY & SUNSETS**  
 Complex / Subdiv:  
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**  
 Sewer Type: **City/Municipal**

Style of Home: **2 Storey**  
 Construction: **Frame - Wood**  
 Exterior: **Vinyl**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations:  
 # of Fireplaces: **1**  
 Fireplace Fuel: **Gas - Natural**  
 Water Supply: **City/Municipal**  
 Fuel/Heating: **Baseboard, Forced Air, Natural Gas**  
 Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard**  
 Type of Roof: **Asphalt**

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

Total Parking: Covered Parking: Parking Access:  
 Parking: **Garage; Single, Open**  
 Dist. to Public Transit: Dist. to School Bus:  
 Title to Land: **Freehold NonStrata**  
 Property Disc.: **Yes**  
 Fixtures Leased: **No**  
 Fixtures Rmvd: **No**  
 Floor Finish: **Mixed, Vinyl/Linoleum**  
 Sprinklers?: **No** Smoke Detectors?: **N**  
 Bylaw Infractions?: **N**

Legal: **STRATA LOT 2 DISTRICT LOT 8843 CARIBOO DISTRICT STRATA PLAN PGS269 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1**  
 Amenities: **Shared Laundry**

Site Influences: **Central Location, Paved Road, Recreation Nearby, Shopping Nearby**  
 Features: **Clothes Washer/Dryer, Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
<b>Above</b>	<b>Dining Room</b>	<b>6'2 x 10'1</b>	<b>Bsmt</b>	<b>Living Room</b>	<b>13'8 x 11'4</b>			<b>x</b>
<b>Above</b>	<b>Living Room</b>	<b>13'7 x 25'6</b>	<b>Bsmt</b>	<b>Dining Room</b>	<b>8' x 13'</b>			<b>x</b>
<b>Main</b>	<b>Bedroom</b>	<b>11'10 x 8'10</b>	<b>Bsmt</b>	<b>Master Bedroom</b>	<b>12'6 x 12'8</b>			<b>x</b>
<b>Above</b>	<b>Bedroom</b>	<b>10'4 x 11'</b>			<b>x</b>			<b>x</b>
<b>Above</b>	<b>Master Bedroom</b>	<b>11'9 x 13'9</b>			<b>x</b>			<b>x</b>
<b>Above</b>	<b>Kitchen</b>	<b>10'01 x 9'11</b>			<b>x</b>			<b>x</b>
<b>Below</b>	<b>Foyer</b>	<b>11'11 x 6'2</b>			<b>x</b>			<b>x</b>
<b>Below</b>	<b>Laundry</b>	<b>10'2 x 5'6</b>			<b>x</b>			<b>x</b>
<b>Bsmt</b>	<b>Foyer</b>	<b>5'1 x 6'5</b>			<b>x</b>			<b>x</b>
<b>Bsmt</b>	<b>Kitchen</b>	<b>7'11 x 10'9</b>			<b>x</b>			<b>x</b>

Finished Floor (Main): **1,250**  
 Finished Floor (Above): **0**  
 Finished Floor (Below): **1,184**  
 Finished Floor (Basement): **0**  
 Finished Floor (Total): **2,434 sq. ft.**

Unfinished Floor: **0**  
 Grand Total: **2,434 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: **Full, Fully Finished, Separate Entry**

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

Outbuildings  
 Barn:  
 Workshop/Shed: **8'5 X**  
 Pool:  
 Garage Sz:  
 Grg Dr Ht:

Listing Broker(s): **RE/MAX Williams Lake Realty**

**Investor Alert! Legal duplex with a 3-bed 2-bath upper suite and a 1-bed 1-bath lower suite. Shared laundry and shared fenced backyard complete with a BBQ deck and storage shed . HW tank replaced in 2018 and new stove upstairs . Double paved driveway with ample parking and one-car garage. Great investment opportunity or income helper. Legal duplex next door also for sale as an option to purchase the fourplex with separate titles. Take advantage of this great opportunity before it is gone! Total income = \$1700, tenants pay utilities!**