



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



Active
R2518101

Board: N
 Fourplex

1200-1208 CUDDIE CRESCENT

PG City Central (Zone 72)
 VLA
 V2L 4C5

Multifamily
\$399,900 (LP)
 (SP)



Sold Date:	Frontage (feet):	60.00	Original Price: \$399,900
Meas. Type: Feet	# of Rooms:	15	Frontage (metres): 18.29
Depth / Size (ft.): 0	Bedrooms:	6	Approx. Year Built: 1963
Lot Area (sq.ft.): 6,000.00	Beds in Bsmt:	0	Age: 57
Flood Plain:	Beds not in Bsmt:	6	Zoning: RS4
Rear Yard Exp: North	Bathrooms:	4	Gross Taxes: \$3,290.22
Council Apprv?:	Full Baths:	4	For Tax Year: 2020
If new, GST/HST inc?:	Half Baths:	0	Tax Inc. Utilities?: No
	P.I.D.: 012-875-279		Tour:
View: No			
Complex / Subdiv: UPPER VLA			
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water			
Sewer Type: City/Municipal			

Style of Home: **Rancher/Bungalow w/Bsmt.**
 Construction: **Frame - Wood**
 Exterior: **Fibre Cement Board**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations: **Completely**
 # of Fireplaces: **0**
 Fireplace Fuel: **None**
 Water Supply: **City/Municipal** Metered
 Fuel/Heating: **Baseboard, Forced Air, Natural Gas**
 Outdoor Area: **None**
 Type of Roof: **Asphalt**

Total Parking: Covered Parking: Parking Access: **Rear**
 Parking: **RV Parking Avail.**
 Dist. to Public Transit:
 Title to Land: **Freehold NonStrata**
 Property Disc.: **Yes**
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Laminate, Tile**
 Sprinklers?: **No**
 Bylaw Infractions?: **N**
 Smoke Detectors?: **Y**

Legal: **LOT 18 BLOCK B DISTRICT LOT 931 CARIBOO DISTRICT PLAN 7544**

Amenities: **Shared Laundry**

Site Influences: **Central Location, Lane Access, Paved Road, Shopping Nearby**
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'9 x 16'	Main	Master Bedroom	12' x 9'8			x
Main	Kitchen	10'8 x 12'6	Main	Bedroom	8'4 x 7'5			x
Main	Master Bedroom	12' x 9'8	Below	Living Room	15'7 x 13'9			x
Main	Bedroom	8'4 x 7'5	Below	Kitchen	14' x 12'			x
Below	Living Room	15'7 x 13'9	Below	Master Bedroom	12' x 9'8			x
Below	Kitchen	14' x 12'			x			x
Below	Master Bedroom	12' x 9'8			x			x
Below	Laundry	5' x 12'			x			x
Main	Living Room	12'9 x 16'			x			x
Main	Kitchen	10'8 x 12'6			x			x

Finished Floor (Main):	1,820	Bachelor Units:	Income as at:	11/17/2020	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	1 Bed Units: 2			1	Main	4	No	Barn:
Finished Floor (Below):	0	2 Bed Units: 2	Income/annum:	\$42,600.00	2	Main	4	No	Workshop/Shed:
Finished Floor (Basement):	1,820	3 Bed Units:	Less Op. Exp:		3	Below	4	No	Pool:
Finished Floor (Total):	3,640 sq. ft.	Other Units:	Net Op. Income:		4	Below	4	No	Garage Sz:
		Suite:			5			No	Grg Dr Ht:
Unfinished Floor:	0	Crawl/Bsmt. Height:			6			No	
Grand Total:	3,640 sq. ft.	Basement: Full, Fully Finished, Separate Entry			7			No	
					8			No	

Listing Broker(s): **Maxsave Real Estate Services**

This non-conforming legal 4-plex has been renovated top to bottom with all new kitchens, baths, windows, flooring and more. It is very well set up with 4 sets of separate meters, and shared laundry. Total rents are currently \$3,550 per month plus utilities with two upstairs 2-bedroom units renting \$900/\$975 plus utilities, left side basement one bedroom renting \$800 plus utilities, and right side basement 1 bedroom renting \$875 including utilities (utilities included for this unit as electricity for common laundry is on this units meter). Probably some room to move rents up.