



Presented by:  
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**Active**  
**R2450688**

Board: F  
 Duplex

## 12994-12996 100 AVENUE

North Surrey  
 Cedar Hills  
 V3T 1G8

Multifamily  
**\$1,499,900** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>78.00</b>	Original Price: <b>\$1,499,900</b>
Meas. Type: <b>Feet</b>	# of Rooms:	<b>26</b>	Frontage (metres): <b>23.77</b>
Depth / Size (ft.):	Bedrooms:	<b>12</b>	Approx. Year Built: <b>1971</b>
Lot Area (sq.ft.): <b>9,825.00</b>	Beds in Bsmt:	<b>6</b>	Age: <b>49</b>
Flood Plain: <b>No</b>	Beds not in Bsmt:	<b>6</b>	Zoning: <b>RF</b>
Rear Yard Exp:	Bathrooms:	<b>4</b>	Gross Taxes: <b>\$5,528.35</b>
Council Apprv?:	Full Baths:	<b>4</b>	For Tax Year: <b>2019</b>
If new, GST/HST inc?:	Half Baths:	<b>0</b>	Tax Inc. Utilities?: <b>No</b>
	P.I.D.: <b>009-563-105</b>		Tour:

View: :

Complex / Subdiv:

Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Sewer Type: **City/Municipal**

Style of Home: **2 Storey, Basement Entry**  
 Construction: **Frame - Wood**  
 Exterior: **Wood**  
 Foundation: **Concrete Slab**  
 Rain Screen:  
 Renovations:  
 # of Fireplaces: **0**  
 Fireplace Fuel:  
 Water Supply: **City/Municipal**  
 Fuel/Heating: **Forced Air, Natural Gas**  
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**  
 Type of Roof: **Torch-On**

Reno. Year: **2019**  
 R.I. Plumbing:  
 R.I. Fireplaces:

Metered

Total Parking: **9** Covered Parking:  
 Parking: **Open** Parking Access: **Front, Side**  
 Dist. to Public Transit:  
 Title to Land: **Freehold NonStrata** Dist. to School Bus:  
 Property Disc.: **Yes**  
 Fixtures Leased: **No** :  
 Fixtures Rmvd: **No** :  
 Floor Finish: **Laminate, Mixed**  
 Sprinklers?: **No** Smoke Detectors?: **Y**  
 Bylaw Infractions?: **N**

Legal: **LOT 2 PLAN NWP20834 SECTION 33 LD 36 RANGE 2 NEW WESTMINSTER LAND DISTRICT**

Amenities:

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

Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Master Bedroom	12'4 x 13'8	Bsmt	Living Room	12'2 x 12'1	Bsmt	Bedroom	11'10 x 9'5
Main	Bedroom	12'4 x 8'2	Bsmt	Kitchen	7'10 x 10'3	Bsmt	Bedroom	9'1 x 12'4
Main	Bedroom	9'8 x 12'1	Bsmt	Laundry	10'4 x 6'3	Bsmt	Living Room	12'2 x 12'1
Main	Dining Room	12'3 x 8'10	Main	Master Bedroom	12'4 x 13'8	Bsmt	Dining Room	12'2 x 7'6
Main	Living Room	12'4 x 19'0	Main	Bedroom	12'4 x 8'2	Bsmt	Kitchen	7'10 x 10'3
Main	Kitchen	10'6 x 9'0	Main	Bedroom	9'8 x 12'1	Bsmt	Laundry	10'4 x 6'3
Bsmt	Master Bedroom	12'2 x 12'3	Main	Dining Room	12'3 x 8'10			x
Bsmt	Bedroom	11'10 x 9'5	Main	Living Room	12'4 x 19'0			x
Bsmt	Bedroom	9'1 x 12'4	Main	Kitchen	10'6 x 9'0			x
Bsmt	Dining Room	12'2 x 7'6	Bsmt	Master Bedroom	12'2 x 12'3			x

Finished Floor (Main):	<b>2,284</b>	Bachelor Units:	Income as at:	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	1 Bed Units:		1	Main	<b>3</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>0</b>	2 Bed Units:	Income/annum:	2	Main	<b>3</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>2,284</b>	3 Bed Units:	Less Op. Exp:	3	Main	<b>3</b>	<b>No</b>	Pool:
Finished Floor (Total):	<b>4,568 sq. ft.</b>	Other Units:	Net Op. Income:	4	Main	<b>3</b>	<b>No</b>	Garage Sz:
		Suite:		5			<b>No</b>	Grg Dr Ht:
Unfinished Floor:	<b>0</b>	Crawl/Bsmt. Height:		6			<b>No</b>	
Grand Total:	<b>4,568 sq. ft.</b>	Basement: <b>Full, Separate Entry</b>		7			<b>No</b>	
				8			<b>No</b>	

Listing Broker(s): **RE/MAX Performance Realty**

**FULLY RENOVATED RARELY AVAILABLE FOURPLEX INVESTMENT OPPORTUNITY.** Great holding property for future redevelopment. It is a Large duplex with both sides having THREE bedrooms up and THREE bedroom unauthorized SUITES down on each side (total of 12 bedrooms). Situated on huge 9825 square foot lot (78 x 125). Each side has a laundry on the lower level. Recent updates include New Flooring (2019) New Windows (2019) Bathroom updated (2019) New lighting fixture (2019) New paint (2019) Hot water tank (2019) Kitchen (2013) Furnace (2013) Washer & Dryer (2019). 2 units rented for \$3300. The other 2 units are owner occupied. Great for an investor, large family or a joint purchase so you could live upstairs and rent out the basement suites.