



Presented by:
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Active
R2565982

Board: N
 Duplex

1430-1432 NATION CRESCENT

PG City West (Zone 71)
 Spruceland
 V2M 4E2

Multifamily
\$465,000 (LP)
 (SP)



Sold Date:	Frontage (feet):	0.00	Original Price: \$465,000
Meas. Type: Feet	# of Rooms:	17	Frontage (metres): 0.00
Depth / Size (ft.): 0	Bedrooms:	7	Approx. Year Built: 1966
Lot Area (sq.ft.): 13,576.00	Beds in Bsmt:	3	Age: 55
Flood Plain:	Beds not in Bsmt:	4	Zoning: RT1
Rear Yard Exp:	Bathrooms:	4	Gross Taxes: \$4,566.79
Council Apprv?:	Full Baths:	4	For Tax Year: 2020
If new, GST/HST inc?:	Half Baths:	0	Tax Inc. Utilities?: No
	P.I.D.: 012-066-451		Tour:

View: **No** :

Complex / Subdiv:

Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**
 Sewer Type: **City/Municipal**

Style of Home: **Rancher/Bungalow w/Bsmt.**
 Construction: **Frame - Wood**
 Exterior: **Stucco**
 Foundation: **Concrete Block**
 Rain Screen:
 Renovations:
 # of Fireplaces: **2**
 Fireplace Fuel: **Wood**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Forced Air, Natural Gas**
 Outdoor Area: **Fenced Yard**
 Type of Roof: **Fibreglass**

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

Metered

Total Parking: Covered Parking: Parking Access:
 Parking: **Open**
 Dist. to Public Transit:
 Title to Land: **Freehold NonStrata**
 Property Disc.: **No**
 Fixtures Leased: **No** :
 Fixtures Rmvd: **No** :
 Floor Finish: **Wall/Wall/Mixed**
 Sprinklers?: **No** Smoke Detectors?: **N**
 Bylaw Infractions?: **N**

Legal: **LOT 93 DISTRICT LOT 2507 CARIBOO DISTRICT PLAN 15185**

Amenities:

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Bedroom	8' x 12'	Bsmt	Bedroom	10' x 10'			x
Main	Master Bedroom	15' x 12'	Bsmt	Bedroom	12' x 10'			x
Main	Kitchen	11' x 7'	Bsmt	Kitchen	15' x 6'			x
Main	Living Room	11' x 16'	Bsmt	Living Room	11' x 16'			x
Main	Master Bedroom	15' x 12'			x			x
Main	Bedroom	8' x 12'	Bsmt	Bedroom	10' x 10'			x
Main	Kitchen	11' x 7'	Bsmt	Kitchen	15' x 6'			x
Main	Living Room	11' x 16'	Bsmt	Living Room	11' x 17'			x
		x	Bsmt	Laundry	15' x 9'			x
		x	Bsmt	Laundry	15' x 9'			x

Finished Floor (Main):	1,632	Bachelor Units:	Income as at:	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	1,468	1 Bed Units:		1	Main	4	No	Barn:
Finished Floor (Below):	0	2 Bed Units:	Income/annum:	2	Main	4	No	Workshop/Shed:
Finished Floor (Basement):	0	3 Bed Units:	Less Op. Exp:	3	Bsmt	3	No	Pool:
Finished Floor (Total):	3,100 sq. ft.	Other Units:	Net Op. Income:	4	Bsmt	3	No	Garage Sz:
		Suite:		5			No	Grg Dr Ht:
Unfinished Floor:	0	Crawl/Bsmt. Height:		6			No	
Grand Total:	3,100 sq. ft.	Basement: Full, Separate Entry		7			No	
				8			No	

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

Fully rented duplexe with basement suites on each side. 3 two bedroom units and 1 one bedroom unit. Gross income is \$3100/mth. (3 @ \$800/mth/1@ \$700/mth). Tenants pay gas and hydro. Shared laundry on each side. Large 0.31 acre lot. Central location, within walking distance to all amenities and steps away from bus stops. All measurements are approximate and must not be relied upon without further verification/ Lot size taken from tax report.(Photos from previous listing)