

Active
R2385848
 Board: N, Multifamily
 Fourplex

1432-1434 DIEFENBAKER DRIVE

PG City Central (Zone 72)

VLA
 V2L 5A4

\$549,900 (LP)

(SP)



Days on Market: 29	List Date: 7/2/2019	Expiry Date: 10/31/2019
Previous Price: \$0	Original Price: \$549,900	Sold Date:
Meas. Type: Feet	Frontage (feet): 0.00	Frontage (metres): 0.00
Depth / Size: 0	# of Rooms: 22	Approx. Year Built: 1984
Lot Area (sq.ft.): 8,151.00	Bedrooms: 8	Age: 35
Flood Plain:	Beds in Bsmt: 0	Zoning: RT1
Rear Yard Exp:	Beds not in Bsmt: 8	Gross Taxes: \$3,367.60
If new, GST/HST inc?:	Bathrooms: 8	For Tax Year: 2019
Council Apprv?:	Full Baths: 4	Tax Inc. Utilities?: No
P.I.D.: 009-543-147	Half Baths: 4	Tour:
View: No :		
Complex / Subdiv: VLA		
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal		

Style of Home: Basement Entry	Total Parking: 6	Covered Parking: 2	Parking Access: Front
Construction: Frame - Wood	Parking: Grge/Double Tandem, Open		
Exterior: Mixed, Wood	Dist. to Public Transit: 1 BLOCK		Dist. to School Bus: 3.5 BLOCKS
Foundation: Concrete Perimeter	Title to Land: Freehold NonStrata		
Rain Screen:	Seller's Interest: Registered Owner		
Renovations:	Property Disc.: Yes:		
# of Fireplaces: 0	Fixtures Leased: No :		
Fireplace Fuel:	Fixtures Rmvd: No :		
Water Supply: City/Municipal	Floor Finish: Laminate, Tile, Wall/Wall/Mixed		
Fuel/Heating: Forced Air, Natural Gas	Sprinklers?: No		Smoke Detectors?: Yes
Outdoor Area: Balcony(s), Fenced Yard	Bylaw Infractions?: n		
Type of Roof: Asphalt			

Legal: LOT 9, PLAN PGP21226, DISTRICT LOT 934, CARIBOO LAND DISTRICT	Municipal Charges
Amenities: None	Garbage:
	Water:
	Dyking:
Site Influences: Central Location, Private Yard, Recreation Nearby, Shopping Nearby	Sewer:
Features: ClthWsh/Dryr/Frdg/Stve/DW, Storage Shed	Other:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Laundry	5'3 x 12'7	Above	Kitchen	10'10 x 11'6	Above	Bedroom	10'4x 9'
Main	Other	16'4 x 9'	Above	Living Room	15' x 19'9	Above	Bedroom	9'2x 11'5
Main	Laundry	5'3 x 12'7	Above	Dining Room	10' x 8'10			x
Main	Other	16'4 x 9'	Above	Kitchen	10'10 x 11'6			x
Below	Bedroom	8' x 12'	Above	Living Room	15' x 19'9			x
Bsmt	Living Room	15' x 9'	Above	Dining Room	10' x 8'10			x
Bsmt	Kitchen	14'4 x 11'6	Above	Master Bedroom	14'1 x 11'5			x
Main	Bedroom	8' x 12'	Above	Bedroom	10'4 x 9'			x
Below	Living Room	15' x 9'	Above	Bedroom	9'2 x 11'5			x
Bsmt	Kitchen	14'4 x 11'6	Above	Master Bedroom	14'1 x 11'5			x

Finished Floor (Main): 1,313	Bachelor Units:	Income as at:	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 1,313	1 Bed Units: 2		1	Below	2	No	Barn:
Finished Floor (Below): 656	2 Bed Units:	Income/annum:	2	Below	2	No	Workshop/Shed:
Finished Floor (Basement): 1,313	3 Bed Units: 2	Less Op. Exp:	3	Bsmt	4	No	Pool:
Finished Floor (Total): 4,595 sq. ft.	Other Units: 1	Net Op. Income:	4	Bsmt	4	No	Garage Sz:
	Suite:		5	Main	4	No	Grg Dr Ht:
Unfinished Floor: 0	Crawl/Bsmt. Height:		6	Main	4	No	
Grand Total: 4,595 sq. ft.	Basement: Full, Fully Finished, Separate Entry		7	Above	2	Yes	
			8	Above	2	Yes	

List Broker 1: Maxsave Real Estate Services - Office: 250-562-6228	List Broker 2:
List Desig Agt 1: Jeffrey Wanless - Phone: 250-640-1614	realty.jw@gmail.com
List Desig Agt 2:	3:
Sell Broker 1:	
Sell Sales Rep 1:	2:
Owner: MANJIT GILL	3:
Commission: 2.5% ON THE 1ST \$100,000 + 1% ON BALANCE, UNLESS SELLING PRICE<\$250,000 THEN FLAT \$3700, LESS 25% IF THE BUYER'S 1ST VIEWING WITH THE LISTING REALTOR.	Occupancy: Tenant, Vacant

Realtor **1434 is vacant - please go and show-leave a card please - need 48 hours to book the other unit.**
 Remarks:

"Investor Alert"1434 Unit: New drapes, whole house freshly painted, new fumace, new light fixtures. One-bed suite in basement. Second level contains a garage, in-law suite with laundry room and half bathroom. In-law suite has separate entrance and also a separate entrance to basement. Three-bedroom suite upper. 1432 - same layout as 1434 (1432 has a dishwasher) All measurements are approximate and buyer is to verify if important. Lot size taken from BC Assessment.