



Presented by:
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Active
R2385848

Board: N
 Fourplex

1432-1434 DIEFENBAKER DRIVE

PG City Central (Zone 72)
 VLA
 V2L 5A4

Multifamily
\$449,900 (LP)
 (SP)



Sold Date:	Frontage (feet):	0.00	Original Price: \$549,900
Meas. Type: Feet	# of Rooms:	22	Frontage (metres): 0.00
Depth / Size (ft.): 0	Bedrooms:	8	Approx. Year Built: 1984
Lot Area (sq.ft.): 8,151.00	Beds in Bsmt:	0	Age: 35
Flood Plain:	Beds not in Bsmt:	8	Zoning: RT1
Rear Yard Exp:	Bathrooms:	8	Gross Taxes: \$3,367.60
Council Apprv?:	Full Baths:	4	For Tax Year: 2019
If new, GST/HST inc?:	Half Baths:	4	Tax Inc. Utilities?: No
	P.I.D.: 009-543-147		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**
 Construction: **Frame - Wood**
 Exterior: **Mixed, Wood**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **0**
 Fireplace Fuel:
 Water Supply: **City/Municipal**
 Fuel/Heating: **Forced Air, Natural Gas**
 Outdoor Area: **Balcony(s), Fenced Yard**
 Type of Roof: **Asphalt**

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

Metered

Total Parking: **6** Covered Parking: **2** Parking Access: **Front**
 Parking: **Grge/Double Tandem, Open**
 Dist. to Public Transit: **1 BLOCK** Dist. to School Bus: **3.5 BLOCKS**
 Title to Land: **Freehold NonStrata**
 Property Disc.: **Yes**
 Fixtures Leased: **No :**
 Fixtures Rmvd: **No :**
 Floor Finish: **Laminate, Tile, Wall/Wall/Mixed**
 Sprinklers?: **No** Smoke Detectors?: **Y**
 Bylaw Infractions?: **n**

Legal: **LOT 9, PLAN PGP21226, DISTRICT LOT 934, CARIBOO LAND DISTRICT**

Amenities: **None**

Site Influences: **Central Location, Private Yard, Recreation Nearby, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Storage Shed**

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	10'4 x 9'
Main	Other	16'4 x 9'	Above	Living Room	15' x 19'9	Above	Bedroom	9'2 x 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	

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

"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.