



Presented by:  
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**Active**  
**R2503349**

Board: F  
 Duplex

**14429-14431 105A AVENUE**

North Surrey  
 Guildford  
 V3R 1S2

Multifamily  
**\$1,388,880** (LP)  
 (SP)



Sold Date: Frontage (feet): **70.00** Original Price: **\$1,388,880**  
 Meas. Type: **Feet** # of Rooms: **18** Frontage (metres): **21.34**  
 Depth / Size (ft.): Bedrooms: **6** Approx. Year Built: **1959**  
 Lot Area (sq.ft.): **8,644.00** Beds in Bsmt: **0** Age: **61**  
 Flood Plain: **No** Beds not in Bsmt: **6** Zoning: **SFD**  
 Rear Yard Exp: Bathrooms: **4** Gross Taxes: **\$4,476.00**  
 Council Apprv?: Full Baths: **4** For Tax Year: **2019**  
 If new, GST/HST inc?: Half Baths: **0** Tax Inc. Utilities?: **Yes**  
 P.I.D.: **010-388-583** Tour: **Virtual Tour URL**

View: :  
 Complex / Subdiv:  
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**  
 Sewer Type: **City/Municipal**

Style of Home: **2 Storey, Basement Entry**  
 Construction: **Frame - Wood**  
 Exterior: **Mixed, Stucco**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations:  
 # of Fireplaces: **2**  
 Fireplace Fuel: **Wood**  
 Water Supply: **City/Municipal**  
 Fuel/Heating: **Baseboard, Forced Air, Mixed**  
 Outdoor Area: **Patio(s) & Deck(s)**  
 Type of Roof: **Asphalt**

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

Metered

Total Parking: Covered Parking: **4** Parking Access: **Front, Rear**  
 Parking: **Carport; Multiple**  
 Dist. to Public Transit:  
 Title to Land: **Freehold NonStrata**  
 Dist. to School Bus:  
 Property Disc.: **Yes**  
 Fixtures Leased: **No**  
 Fixtures Rmvd: **No**  
 Floor Finish: **Mixed**  
 Sprinklers?: **No** Smoke Detectors?: **Y**  
 Bylaw Infractions?: **N**

Legal: **LOT 2, BLOCK 5, PLAN NWP18366, SECTION 19, RANGE 1, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Shared Laundry**

Site Influences: **Central Location**  
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15' x 13'	Main	Kitchen	12' x 10'			x
Main	Kitchen	12' x 10'	Main	Dining Room	10' x 9'			x
Main	Dining Room	10' x 9'	Main	Master Bedroom	13' x 12'			x
Main	Master Bedroom	13' x 12'	Main	Bedroom	11' x 9'			x
Main	Bedroom	11' x 9'	Below	Kitchen	12' x 9'			x
Below	Living Room	23' x 12'	Below	Bedroom	13' x 12'			x
Below	Kitchen	12' x 9'	Below	Laundry	11' x 9'			x
Below	Bedroom	13' x 12'	Below	Living Room	23' x 12'			x
Below	Laundry	11' x 9'			x			x
Main	Living Room	15' x 13'			x			x

Finished Floor (Main): **1,950**  
 Finished Floor (Above): **0**  
 Finished Floor (Below): **1,950**  
 Finished Floor (Basement): **0**  
 Finished Floor (Total): **3,900 sq. ft.**

Unfinished Floor: **0**  
 Grand Total: **3,900 sq. ft.**

Bachelor Units: Income as at:  
 1 Bed Units:  
 2 Bed Units: Income/annum:  
 3 Bed Units: Less Op. Exp:  
 Other Units: Net Op. Income:  
 Suite:  
 Crawl/Bsmt. Height:  
 Basement: **Full, Fully Finished, Separate Entry**

Bath	Floor	# of Pieces	Ensuite?
1	Main	4	No
2	Below	3	No
3	Main	4	No
4	Bsmt	3	No
5			No
6			No
7			No
8			No

Outbuildings  
 Barn:  
 Workshop/Shed:  
 Pool:  
 Garage Sz:  
 Grg Dr Ht:

Listing Broker(s): **Royal LePage Brent Roberts Realty**

**Investment opportunity! Well-kept non-conforming duplex with four units. Clean building and property. Close to schools, transpiration and mall. Log term tenants and hoping to stay, \$2,236 in ttl. rent (+ utilities on 1 side)**