



Presented by:
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Active
R2415863

Board: N
 Fourplex

1481-1489 MCCULLAGH AVENUE

PG City Central (Zone 72)
 VLA
 V2L 5A3

Multifamily
\$389,900 (LP)
 (SP)



Sold Date:	Frontage (feet):	66.00	Original Price: \$389,900
Meas. Type: Feet	# of Rooms:	24	Frontage (metres): 20.12
Depth / Size (ft.): 123	Bedrooms:	10	Approx. Year Built: 1975
Lot Area (sq.ft.): 8,151.00	Beds in Bsmt:	4	Age: 44
Flood Plain:	Beds not in Bsmt:	6	Zoning: RT1
Rear Yard Exp: South	Bathrooms:	6	Gross Taxes: \$3,378.42
Council Apprv?:	Full Baths:	4	For Tax Year: 2019
If new, GST/HST inc?:	Half Baths:	2	Tax Inc. Utilities?: No
	P.I.D.: 009-543-091		Tour:
View: No			
Complex / Subdiv: VLA			
Services Connected: Electricity, Natural Gas, Sanitary Sewer			
Sewer Type: City/Municipal			

Style of Home: **Rancher/Bungalow w/Bsmt.**
 Construction: **Frame - Wood**
 Exterior: **Brick, Stucco**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **0**
 Fireplace Fuel: **None**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Forced Air, Natural Gas**
 Outdoor Area: **Sundeck(s)**
 Type of Roof: **Asphalt**

Reno. Year: **2014**
 R.I. Plumbing:
 R.I. Fireplaces: **0**

Metered

Total Parking: **6** Covered Parking: **2** Parking Access:
 Parking: **Garage; Single**
 Dist. to Public Transit:
 Title to Land: **Freehold NonStrata**
 Property Disc.: **Yes**
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Hardwood, Laminate, Wall/Wall/Mixed**
 Sprinklers?: **No** Smoke Detectors?: **Y**
 Bylaw Infractions?: **N**

Legal: **LOT 17, DISTRICT LOT 934, CARIBOO DISTRICT PLAN 21226**

Amenities: **In Suite Laundry**

Site Influences: **Cleared, Paved Road**

Features: **Clothes Washer/Dryer, Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	24'11 x 18'11	Bsmt	Laundry	9' x 9'	Bsmt	Master Bedroom	10'11 x 10'1
Main	Kitchen	9'9 x 9'9	Bsmt	Foyer	8'1 x 4'6	Bsmt	Bedroom	10'6 x 8'2
Main	Dining Room	11'8 x 11'3	Main	Living Room	24'11 x 18'11	Bsmt	Laundry	9' x 9'
Main	Master Bedroom	11'4 x 10'	Main	Kitchen	9'9 x 8'8	Bsmt	Foyer	8'1 x 4'6
Main	Bedroom	11'1 x 8'8	Main	Dining Room	11'8 x 11'3			x
Main	Bedroom	9'7 x 8'4	Main	Master Bedroom	11'4 x 10'			x
Bsmt	Living Room	17'2 x 12'5	Main	Bedroom	11'1 x 8'8			x
Bsmt	Kitchen	8'10 x 7'9	Main	Bedroom	9'7 x 8'4			x
Bsmt	Master Bedroom	10'11 x 10'1	Bsmt	Living Room	17'2 x 12'5			x
Bsmt	Bedroom	8'2 x 10'6	Bsmt	Kitchen	8'10 x 7'9			x

Finished Floor (Main):	2,250	Bachelor Units:	Income as at:	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	1 Bed Units:		1	Main	4	No	Barn:
Finished Floor (Below):	0	2 Bed Units:	Income/annum:	2	Main	2	Yes	Workshop/Shed:
Finished Floor (Basement):	1,600	3 Bed Units:	Less Op. Exp:	3	Main	4	No	Pool:
Finished Floor (Total):	3,850 sq. ft.	Other Units:	Net Op. Income:	4	Main	2	Yes	Garage Sz:
		Suite:		5	Bsmt	4	No	Grg Dr Ht:
Unfinished Floor:	0	Crawl/Bsmt. Height:		6	Bsmt	4	No	
Grand Total:	3,850 sq. ft.	Basement: Full, Fully Finished, Separate Entry		7				
				8				

Listing Broker(s): **Caledonia Realty Ltd**

Great investment property, this large 4-plex has a rental income of \$4,410/month or \$52,920 annually. Completely renovated in 2014. Roof redone 2011, HWT new in 2015, new windows and new baseboard heaters (all as per seller). This property features two single garages (could potentially be rented out for \$400/month), 200 AMP service each side. The two upstairs units have 3-bedrooms up plus 1 1/2 baths and an open concept kitchen-living room. Sundeck on each side. Downstairs each side has a 2-bedroom suite (non-conforming) with daylight windows allowing plenty of natural light. All units have separate entrance and separate laundry. Licensed property management in place.