



Presented by:
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Active
R2515760

Board: N
 Duplex

159-163 MCINTYRE CRESCENT

PG City West (Zone 71)
 Highland Park
 V2M 4P4

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



Sold Date:	Frontage (feet):	0.00	Original Price: \$389,900
Meas. Type: Feet	# of Rooms:	8	Frontage (metres): 0.00
Depth / Size (ft.): 0	Bedrooms:	3	Approx. Year Built: 1966
Lot Area (sq.ft.): 8,438.00	Beds in Bsmt:	0	Age: 54
Flood Plain: No	Beds not in Bsmt:	3	Zoning: RT1
Rear Yard Exp:	Bathrooms:	4	Gross Taxes: \$2,940.80
Council Apprv?:	Full Baths:	2	For Tax Year: 2020
If new, GST/HST inc?:	Half Baths:	2	Tax Inc. Utilities?: No
	P.I.D.: 011-017-571		Tour:
View:	Yes: PARK		
Complex / Subdiv:	HIGHGLEN		
Services Connected:	Electricity, Natural Gas, Sanitary Sewer, Water		
Sewer Type:	City/Municipal		

Style of Home: **2 Storey w/Bsmt.**
 Construction: **Frame - Wood**
 Exterior: **Vinyl**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **2**
 Fireplace Fuel: **Wood**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Forced Air, Natural Gas**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
 Type of Roof: **Torch-On**

Reno. Year: **2015**
 R.I. Plumbing:
 R.I. Fireplaces:

Metered

Total Parking: **0** Covered Parking: **0** Parking Access:
 Parking: **Open**
 Dist. to Public Transit: **2 BLOCKS** Dist. to School Bus: **6 BLOCKS**
 Title to Land: **Freehold NonStrata**
 Property Disc.: **Yes**
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Hardwood, Laminate, Vinyl/Linoleum**
 Sprinklers?: **No** Smoke Detectors?: **Y**
 Bylaw Infractions?: **n**

Legal: **LOT 29 DISTRICT LOT 1427 CARIBOO DISTRICT PLAN 15314**

Amenities: **None**

Site Influences:
 Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15' x 10'			x			x
Main	Dining Room	12' x 9'			x			x
Main	Kitchen	9' x 8'			x			x
Above	Master Bedroom	12'1 x 10'			x			x
Above	Bedroom	10' x 9'			x			x
Above	Bedroom	10' x 9'			x			x
Bsmt	Storage	10' x 20'			x			x
Bsmt	Storage	10' x 20'			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	1,120	Bachelor Units:	Income as at:	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	1,120	1 Bed Units:		1	Main	2	No	Barn:
Finished Floor (Below):	0	2 Bed Units:	Income/annum:	2	Above	4	No	Workshop/Shed:
Finished Floor (Basement):	0	3 Bed Units:	Less Op. Exp:	3	Main	2	No	Pool:
Finished Floor (Total):	2,240 sq. ft.	Other Units:	Net Op. Income:	4	Above	4	No	Garage Sz:
		Suite:		5				Grg Dr Ht:
Unfinished Floor:	1,120	Crawl/Bsmt. Height:		6				
Grand Total:	3,360 sq. ft.	Basement: Full, Separate Entry, Unfinished		7				
				8				

Listing Broker(s): **RE/MAX Centre City Realty**

Look no further! This turn-key duplex has been well maintained and nicely updated including vinyl siding, newer furnaces, windows, flooring among other updates. Each side has it's own separate basement entry potentially allowing for additional suites to be created. Situated on almost 0.20 acres, there is adequate space to add a garage/carport for additional storage. 159 side is currently vacant and ready to either be moved into or rented. 163 unit has longer-term tenant wanting to stay and paying \$1400 (utilities included). Don't miss a great opportunity to get into the market while rates are low and rental properties are hard to find.