



Presented by:  
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**Active**  
**R2501945**

Board: N  
 Duplex

## 1724-1726 GRAHAM AVENUE

Prince Rupert (Zone 52)  
 Prince Rupert - City  
 V8J 1C8

Multifamily  
**\$540,000** (LP)  
 (SP)



Sold Date:	Frontage (feet):	<b>62.00</b>	Original Price: <b>\$540,000</b>
Meas. Type: <b>Feet</b>	# of Rooms:	<b>15</b>	Frontage (metres): <b>18.90</b>
Depth / Size (ft.): <b>200</b>	Bedrooms:	<b>3</b>	Approx. Year Built: <b>1968</b>
Lot Area (sq.ft.): <b>12,400.00</b>	Beds in Bsmt:	<b>0</b>	Age: <b>52</b>
Flood Plain:	Beds not in Bsmt:	<b>3</b>	Zoning: <b>R2</b>
Rear Yard Exp:	Bathrooms:	<b>4</b>	Gross Taxes: <b>\$4,126.43</b>
Council Apprv?:	Full Baths:	<b>3</b>	For Tax Year: <b>2020</b>
If new, GST/HST inc?:	Half Baths:	<b>1</b>	Tax Inc. Utilities?: <b>No</b>
	P.I.D.: <b>012-378-097</b>		Tour:

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

Style of Home: **2 Storey w/Bsmt.**  
 Construction: **Frame - Wood**  
 Exterior: **Wood**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations:  
 # of Fireplaces: **1**  
 Fireplace Fuel: **Gas - Natural**  
 Water Supply: **City/Municipal**  
 Fuel/Heating: **Electric, Natural Gas**  
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**  
 Type of Roof: **Torch-On**

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

Metered

Total Parking: **2** Covered Parking: **1** Parking Access: **Front**  
 Parking: **Carport; Single**  
 Dist. to Public Transit:  
 Title to Land: **Freehold NonStrata**  
 Property Disc.: **Yes**  
 Fixtures Leased: **No**  
 Fixtures Rmvd: **No**  
 Floor Finish: **Wall/Wall/Mixed**  
 Sprinklers?: **No** Smoke Detectors?: **Y**  
 Bylaw Infractions?: **N**

Legal: **LOT 21 WATERFRONT BLOCK D DISTRICT LOT 1992 RANGE 5 COAST DISTRICT PLAN 3073**

Amenities:

Site Influences: **Private Setting, Private Yard**  
 Features: **Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	5'0 x 8'0	Below	Kitchen	11'7 x 0'0			x
Main	Living Room	20'0 x 23'0	Below	Living Room	9'9 x 17'2			x
Main	Kitchen	11'0 x 13'0	Below	Bedroom	12'9 x 9'9			x
Main	Dining Room	12'2 x 13'0	Below	Laundry	3'7 x 5'5			x
Main	Living Room	10'2 x 11'0	Below	Office	7'3 x 9'0			x
Below	Master Bedroom	16'0 x 12'0			x			x
Below	Bedroom	13'0 x 10'0			x			x
Below	Walk-In Closet	7'0 x 10'0			x			x
Below	Laundry	4'0 x 5'0			x			x
Below	Storage	7'5 x 9'5			x			x

Finished Floor (Main):	<b>1,100</b>	Bachelor Units:	Income as at:	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	1 Bed Units:		1	<b>Main</b>	<b>2</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>875</b>	2 Bed Units:	Income/annum:	2	<b>Below</b>	<b>4</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>875</b>	3 Bed Units:	Less Op. Exp:	3	<b>Below</b>	<b>4</b>	<b>No</b>	Pool:
Finished Floor (Total):	<b>2,850 sq. ft.</b>	Other Units:	Net Op. Income:	4	<b>Below</b>	<b>3</b>	<b>Yes</b>	Garage Sz:
		Suite:		5				Grg Dr Ht:
Unfinished Floor:	<b>0</b>	Crawl/Bsmt. Height:		6				
Grand Total:	<b>2,850 sq. ft.</b>	Basement: <b>Partly Finished</b>		7				
				8				

Listing Broker(s): **RE/MAX Coast Mountains (PR)**

**Enjoy south and west exposure and endless changing ocean views, which are incredible from the moment you enter the door. This home has been designed to maximize natural sunlight and capture breathtaking views. Full lower level offers a mortgage-helper with full-sized kitchen laundry facilities & private patio. Upper level consists of 2 floors, 3 bedrooms, 3 baths, and 2 decks. Versatile design allows for easy living with kitchen, dining, breakfast area and living room on main floor--bedrooms on lower. Over 12,000 sq ft of land surrounded by privacy. Both units are currently rented.**