



Presented by:
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Active
R2362494

Board: V
 Fourplex

1724 DORSET AVENUE

Port Coquitlam
 Glenwood PQ
 V3M 6J5

Multifamily
\$1,590,000 (LP)
 (SP)



Sold Date:	Frontage (feet):	0.00	Original Price: \$1,688,800
Meas. Type: Feet	# of Rooms:	20	Frontage (metres): 0.00
Depth / Size (ft.): 0	Bedrooms:	8	Approx. Year Built: 1970
Lot Area (sq.ft.): 10,700.00	Beds in Bsmt:	0	Age: 49
Flood Plain: No	Beds not in Bsmt:	8	Zoning: RM2
Rear Yard Exp: Southwest	Bathrooms:	4	Gross Taxes: \$5,310.51
Council Apprv?:	Full Baths:	4	For Tax Year: 2017
If new, GST/HST inc?:	Half Baths:	0	Tax Inc. Utilities?: No
	P.I.D.: 016-088-204		Tour:

View: **No** :
 Complex / Subdiv:
 Services Connected: **Electricity, Sanitary Sewer, Storm Sewer**
 Sewer Type: **Community**

Style of Home: **2 Storey**
 Construction: **Frame - Wood**
 Exterior: **Mixed**
 Foundation: **Concrete Perimeter**
 Rain Screen: **Full**
 Renovations: **Partly**
 # of Fireplaces: **0**
 Fireplace Fuel:
 Water Supply: **City/Municipal** Metered
 Fuel/Heating: **Baseboard, Electric, Forced Air**
 Outdoor Area: **Fenced Yard, Patio(s)**
 Type of Roof: **Asphalt**

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

Total Parking: **6** Covered Parking: **2** Parking Access: **Front**
 Parking: **Add. Parking Avail., DetachedGrge/Carport**
 Dist. to Public Transit: **1 BLK** Dist. to School Bus: **3 BLK**
 Title to Land: **Freehold NonStrata**

Property Disc.: **Yes**
 Fixtures Leased: **No** :
 Fixtures Rmvd: **No** :
 Floor Finish: **Mixed**
 Sprinklers?: **No** Smoke Detectors?: **Y**
 Bylaw Infractions?: **N**

Legal: **LOT 11, PLAN NWP18105, DISTRICT LOT 479, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences:
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Master Bedroom	12'0 x 10'0	Above	Master Bedroom	12'0 x 10'0			x
Main	Bedroom	10'0 x 10'0	Above	Bedroom	10'0 x 10'0			x
Main	Kitchen	6'0 x 6'0	Above	Kitchen	6'0 x 6'0			x
Main	Living Room	12'0 x 14'0	Above	Living Room	12'0 x 14'0			x
Main	Laundry	3'0 x 3'0	Above	Laundry	3'0 x 3'0			x
Main	Master Bedroom	12'0 x 10'0	Above	Master Bedroom	12'0 x 10'0			x
Main	Bedroom	10'0 x 10'0	Above	Bedroom	10'0 x 10'0			x
Main	Kitchen	6'0 x 6'0	Above	Kitchen	6'0 x 6'0			x
Main	Living Room	12'0 x 14'0	Above	Living Room	12'0 x 14'0			x
Main	Laundry	3'0 x 3'0	Above	Laundry	3'0 x 3'0			x

Finished Floor (Main):	1,600	Bachelor Units:	Income as at:	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	1,600	1 Bed Units:		1	Main	4	No	Barn:
Finished Floor (Below):	0	2 Bed Units:	Income/annum:	2	Main	4	No	Workshop/Shed:
Finished Floor (Basement):	0	3 Bed Units:	Less Op. Exp:	3	Above	4	No	Pool:
Finished Floor (Total):	3,200 sq. ft.	Other Units:	Net Op. Income:	4	Above	4	No	Garage Sz:
		Suite:		5				Grg Dr Ht:
Unfinished Floor:	0	Crawl/Bsmt. Height:		6				
Grand Total:	3,200 sq. ft.	Basement: None		7				
				8				

Listing Broker(s): **Royal LePage West Real Estate Services**

Location, space, price, cash flow w/ this solid 4 plex, small TLC to units and hold for strong cash flow while the area assembles or drawings & plans ready for a 4 unit town home development site. Great area with parks, trails, schools and transit in the area.