



Days on Market: **43**
Previous Price: **\$0**
Meas. Type: **Feet**
Depth / Size: **0**
Lot Area (sq.ft.): **8,842.00**
Flood Plain:
Rear Yard Exp: **Southeast**
If new, GST/HST inc?:
Council Apprv?:
P.I.D.: **010-876-499**
View: **No**
Complex / Subdiv: **VAN BOW**
Services Connected: **Electricity, Natural Gas, Sanitary Sewer**

List Date: **10/16/2017**
Original Price: **\$349,900**
Frontage (feet): **0.00**
of Rooms: **12**
Bedrooms: **4**
Beds in Bsmt: **1**
Beds not in Bsmt: **3**
Bathrooms: **4**
Full Baths: **4**
Half Baths: **0**

Expiry Date: **5/31/2018**
Sold Date:
Frontage (metres): **0.00**
Approx. Year Built: **1972**
Age: **45**
Zoning: **RT3**
Gross Taxes: **\$3,191.88**
For Tax Year: **2017**
Tax Inc. Utilities?: **No**
Tour:

Style of Home: Split Entry	Total Parking: 4	Covered Parking:	Parking Access: Front
Construction: Frame - Wood	Parking: Open		
Exterior: Stucco	Dist. to Public Transit: 1		Dist. to School Bus: 4
Foundation: Concrete Perimeter	Title to Land: Freehold NonStrata		
Rain Screen:	Seller's Interest: Registered Owner		
Renovations:	Property Disc.: Yes		
# of Fireplaces: 1	Fixtures Leased: No		
Fireplace Fuel: Other	Fixtures Rmvd: No		
Water Supply: City/Municipal	Floor Finish: Wall/Wall/Mixed		
Fuel/Heating: Forced Air, Natural Gas	Sprinklers?: No		Smoke Detectors?: Yes
Outdoor Area: Fenced Yard	Bylaw Infractions?: N		
Type of Roof: Asphalt			

Legal: PL 18815 LT 12 DL 343 LD 05 R/W PL 19197	<u>Municipal Charges</u>
Amenities: None	Garbage:
	Water:
	Dyking:
Site Influences: Central Location, Golf Course Nearby, Paved Road, Recreation Nearby, Shopping Nearby	Sewer:
Features:	Other:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	23'6 x 12'	Bsmt	Bedroom	8'6 x 9'8			x
Main	Kitchen	8' x 10'	Bsmt	Living Room	12' x 9'10			x
Main	Dining Room	15' x 8'			x			x
Main	Bedroom	10' x 9'6			x			x
Main	Bedroom	10' x 9'6			x			x
Main	Master Bedroom	10' x 11'			x			x
Bsmt	Laundry	6' x 6'			x			x
Bsmt	Recreation	21'6 x 9'6			x			x
Bsmt	Utility	7' x 8'			x			
Bsmt	Kitchen	9'10 x 7'6			x			

Finished Floor (Main): 2,304	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	Bsmt	3	No	Workshop/Shed:
Finished Floor (Basement): 1,844	3 Bed Units:	Less Op. Exp:	3	Main	4	No	Pool:
Finished Floor (Total): 4,148 sq. ft.	Other Units:	Net Op. Income:	4	Bsmt	3	No	Garage Sz:
	Suite:		5				Door Height:
Unfinished Floor: 0	Crawl/Bsmt. Height:		6				
Grand Total: 4,148 sq. ft.	Basement: Fully Finished		7				
			8				

List Broker 1: Royal LePage Prince George - Office: 250-564-4488	List Broker 2: Royal LePage Prince George - Office: 250-564-4488
List Sales Rep 1: Darcy Porsnuk - Phone: 250-565-5036	dporsnuk@royallepage.ca
List Sales Rep 2: Denise Dykes - PREC - Phone: 250-981-4208	3: Phone L.R. First
Sell Broker 1:	3: DARCY
Sell Sales Rep 1:	3: 250-565-5036
Owner: 660178 B.C. LTD. INC. NO. 660178	
Commission: 3% 1ST \$100,000/1% ON BALANCE	
	Occupancy: Tenant

Realtor **Hydro EPP's 2040 is 102.00 & 2046 is 207.00. Gas EPP's 2040 is 100.00 & 2046 is 100.00. City Utilities 3,585.60 yearly.**
Remarks:
Here is a great investment opportunity with this side by side duplex with basement suites. 3-bedroom suites up, 1-bedroom suites down, all with their own entrances & single garages. This great location makes it easy to rent as it is close to transit, Parkwood Shopping Centre, Pine Centre Shopping Centre, the Y & the hospital. Lot size measurement is taken from Tax Assessment, all measurements are approx. and all info. to be verified by buyer if deemed important.