



Presented by:  
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**Active**  
**R2220778**

Board: N  
 Duplex

## 206 BOYD STREET

Quesnel (Zone 28)  
 Quesnel - Town  
 V2J 1L7

Multifamily  
**\$189,900** (LP)  
 (SP)



Sold Date:	Frontage (feet):	<b>0.00</b>	Original Price: <b>\$149,900</b>
Meas. Type: <b>Feet</b>	# of Rooms:	<b>12</b>	Frontage (metres): <b>0.00</b>
Depth / Size (ft.): <b>0</b>	Bedrooms:	<b>6</b>	Approx. Year Built: <b>1964</b>
Lot Area (sq.ft.): <b>5,300.00</b>	Beds in Bsmt:	<b>0</b>	Age: <b>53</b>
Flood Plain:	Beds not in Bsmt:	<b>6</b>	Zoning: <b>RM2</b>
Rear Yard Exp:	Bathrooms:	<b>2</b>	Gross Taxes: <b>\$1,636.40</b>
Council Apprv?:	Full Baths:	<b>2</b>	For Tax Year: <b>2017</b>
If new, GST/HST inc?:	Half Baths:	<b>0</b>	Tax Inc. Utilities?: <b>No</b>
	P.I.D.: <b>009-952-195</b>		Tour:

View: **No** :  
 Complex / Subdiv:  
 Services Connected: **Electricity, Sanitary Sewer, Water**

Style of Home: **2 Storey**  
 Construction: **Frame - Wood**  
 Exterior: **Vinyl**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations:  
 # of Fireplaces: **0**  
 Fireplace Fuel: **None**  
 Water Supply: **City/Municipal**  
 Fuel/Heating: **Baseboard, Electric**  
 Outdoor Area: **None**  
 Type of Roof: **Asphalt**

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

Total Parking: **2** Covered Parking: **0** Parking Access: **Front**  
 Parking: **Other**  
 Dist. to Public Transit:  
 Title to Land: **Freehold NonStrata**  
 Property Disc.: **Yes**  
 Fixtures Leased: **No** :  
 Fixtures Rmvd: **No** :  
 Floor Finish: **Laminate**  
 Sprinklers?: **No** Smoke Detectors?: **N**  
 Bylaw Infractions?: **N**

Legal: **LOT 10 BLOCK 13 DISTRICT LOTS 703 AND 704 CARIBOO DISTRICT PLAN 5532**

Amenities:

Site Influences: **Central Location, Paved Road, Recreation Nearby, Shopping Nearby**  
 Features: **Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	11' x 18'7"	Below	Bedroom	8' x 10'			x
Main	Kitchen	8'5' x 11'	Below	Laundry	9' x 6'			x
Main	Bedroom	9' x 11'						x
Main	Bedroom	8' x 10'						x
Main	Bedroom	8' x 10'						x
Main	Laundry	9' x 6'						x
Below	Living Room	18'7' x 11'						x
Below	Kitchen	8'5' x 11'						x
Below	Bedroom	9' x 11'						x
Below	Bedroom	8' x 10'						x

  

Finished Floor (Main):	<b>864</b>	Bachelor Units:	Income as at:	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	1 Bed Units:		1	Main	4	No	Barn:
Finished Floor (Below):	<b>0</b>	2 Bed Units:	Income/annum:	2	Below	4	No	Workshop/Shed:
Finished Floor (Basement):	<b>864</b>	3 Bed Units:	Less Op. Exp:	3				Pool:
Finished Floor (Total):	<b>1,728 sq. ft.</b>	Other Units:	Net Op. Income:	4				Garage Sz:
		Suite:		5				Door Height:
Unfinished Floor:	<b>0</b>	Crawl/Bsmt. Height:		6				<b>5797</b>
Grand Total:	<b>1,728 sq. ft.</b>	Basement: <b>Fully Finished, Separate Entry</b>		7				
				8				

Listing Broker(s): **RE/MAX Quesnel Realty (1976)**

**Tidy duplex in a great location. Close to schools, shopping, recreation. Excellent opportunity for investors--or live upstairs and pay the mortgage with the rent you receive each month from downstairs. Priced to sell!**