



Presented by:  
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**Active**  
**R2388909**

Board: N  
 Duplex

## 2124-2128 QUINCE STREET

PG City Central (Zone 72)

VLA

V2L 2H1

Multifamily

**\$339,900** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>50.00</b>	Original Price: <b>\$359,900</b>
Meas. Type: <b>Feet</b>	# of Rooms:	<b>20</b>	Frontage (metres): <b>15.24</b>
Depth / Size (ft.): <b>120</b>	Bedrooms:	<b>10</b>	Approx. Year Built: <b>1971</b>
Lot Area (sq.ft.): <b>6,000.00</b>	Beds in Bsmt:	<b>4</b>	Age: <b>48</b>
Flood Plain:	Beds not in Bsmt:	<b>6</b>	Zoning: <b>RT2</b>
Rear Yard Exp: <b>East</b>	Bathrooms:	<b>4</b>	Gross Taxes: <b>\$3,185.80</b>
Council Apprv?:	Full Baths:	<b>4</b>	For Tax Year: <b>2019</b>
If new, GST/HST inc?:	Half Baths:	<b>0</b>	Tax Inc. Utilities?: <b>No</b>
	P.I.D.: <b>029-452-309</b>		Tour:

View: **No :**  
 Complex / Subdiv: **VLA**  
 Services Connected: **Electricity, Natural Gas**  
 Sewer Type: **City/Municipal**

Style of Home: **2 Storey w/Bsmt.**  
 Construction: **Frame - Wood**  
 Exterior: **Aluminum**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations:  
 # of Fireplaces: **0**  
 Fireplace Fuel: **None**  
 Water Supply: **City/Municipal**  
 Fuel/Heating: **Electric, Forced Air, Natural Gas**  
 Outdoor Area: **Fenced Yard, Sundeck(s)**  
 Type of Roof: **Tar & Gravel**

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

Metered

Total Parking: **4** Covered Parking: **0** Parking Access: **Front**  
 Parking: **Open, Visitor Parking**  
 Dist. to Public Transit:  
 Title to Land: **Freehold NonStrata** Dist. to School Bus:  
 Property Disc.: **Yes**  
 Fixtures Leased: **No :**  
 Fixtures Rmvd: **No :**  
 Floor Finish: **Laminate, Vinyl/Linoleum**  
 Sprinklers?: **No** Smoke Detectors?: **N**  
 Bylaw Infractions?: **N**

Legal: **PARCEL B, (BEING A CONSOLIDATION OF LOTS 8 & 9, SEE CA4114438), BLOCK 6, PLAN 796, DISTRICT LOT 932, CARIBOO DISTRICT**

Amenities: **In Suite Laundry**

Site Influences: **Central Location, Lane Access, Paved Road, Shopping Nearby**  
 Features: **Clothes Washer/Dryer, Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16'4 x 14'8	Main	Bedroom	12'6 x 8'			x
Main	Kitchen	10' x 5'9	Main	Bedroom	9'5 x 7'10			x
Main	Dining Room	12'6 x 9'8	Bsmt	Living Room	14' x 8'			x
Main	Master Bedroom	14' x 10'9	Bsmt	Kitchen	12' x 5'			x
Main	Bedroom	12'6 x 8'	Bsmt	Bedroom	10' x 9'			x
Main	Bedroom	9'5 x 7'10	Bsmt	Bedroom	14' x 8'			x
Main	Living Room	16'4 x 14'8	Bsmt	Kitchen	12' x 5'			x
Main	Kitchen	10' x 5'9	Bsmt	Bedroom	10' x 9'			x
Main	Dining Room	12'6 x 9'8	Bsmt	Bedroom	10' x 9'			x
Main	Master Bedroom	14' x 10'9	Bsmt	Laundry	6' x 3'			x

Finished Floor (Main): **1,208**  
 Finished Floor (Above): **1,208**  
 Finished Floor (Below): **0**  
 Finished Floor (Basement): **1,208**  
 Finished Floor (Total): **3,624 sq. ft.**

Unfinished Floor: **0**  
 Grand Total: **3,624 sq. ft.**

Bachelor Units: Income as at:  
 1 Bed Units:  
 2 Bed Units: Income/annum:  
 3 Bed Units: Less Op. Exp:  
 Other Units: Net Op. Income:  
 Suite:  
 Crawl/Bsmt. Height:  
 Basement: **Full, Fully Finished, Separate Entry**

Bath	Floor	# of Pieces	Ensuite?
1	<b>Above</b>	<b>4</b>	<b>No</b>
2	<b>Bsmt</b>	<b>4</b>	<b>No</b>
3	<b>Above</b>	<b>4</b>	<b>No</b>
4	<b>Bsmt</b>	<b>4</b>	<b>No</b>
5			
6			
7			
8			

Outbuildings  
 Barn:  
 Workshop/Shed:  
 Pool:  
 Garage Sz:  
 Grg Dr Ht:

Listing Broker(s): **Caledonia Realty Ltd**

**This full duplex features separate basement suites (non-conforming) with their own entrances. Gross monthly rents are \$3850.00. Main floor suites feature 3 bedrooms, large open concept living/dining rooms and laundry room. Two-bedroom basement suites on each side provide 2 bedrooms, kitchen/eating area, 4-piece bathroom and large living room. Separate entry for each suite. Large fenced backyards on each side. Parking at front for four vehicles. Short walking distance to downtown amenities and city bus route. Turn-key Investment Property with licensed property management in place.**