



Presented by:
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Active
R2387128

Board: N
 Duplex

2220-2228 VICTORIA STREET

PG City Central (Zone 72)
 VLA
 V2L 2L9

Multifamily
\$259,000 (LP)
 (SP)



Sold Date:	Frontage (feet):	0.00	Original Price: \$299,000
Meas. Type: Feet	# of Rooms:	7	Frontage (metres): 0.00
Depth / Size (ft.): 0	Bedrooms:	3	Approx. Year Built: 1972
Lot Area (sq.ft.): 6,150.00	Beds in Bsmt:	2	Age: 47
Flood Plain: No	Beds not in Bsmt:	1	Zoning: RT2
Rear Yard Exp:	Bathrooms:	4	Gross Taxes: \$2,073.36
Council Apprv?:	Full Baths:	2	For Tax Year: 2019
If new, GST/HST inc?:	Half Baths:	2	Tax Inc. Utilities?: No
	P.I.D.: 028-572-939		Tour:

View: **No :**

Complex / Subdiv:

Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**
 Sewer Type: **City/Municipal**

Style of Home: **Rancher/Bungalow w/Bsmt., Split Entry**
 Construction: **Frame - Wood**
 Exterior: **Stucco, Wood**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **0**
 Fireplace Fuel: **None**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Baseboard, Electric**
 Outdoor Area: **Fenced Yard**
 Type of Roof: **Asphalt**

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

Metered

Total Parking: **4** Covered Parking: **0** Parking Access: **Lane**
 Parking: **Open**
 Dist. to Public Transit:
 Title to Land: **Freehold NonStrata**
 Property Disc.: **Yes**
 Fixtures Leased: **No :**
 Fixtures Rmvd: **No :**
 Floor Finish:
 Sprinklers?: **No** Smoke Detectors?: **Y**
 Bylaw Infractions?: **N**

Legal: **PARCEL A (BEING A CONSOLIDATION OF LOTS 10 AND 11 SEE CA1953416) BLOCK 5 DISTRICT LOT 932, CARIBOO LAND DISTRICT PLAN PGP796**

Amenities:

Site Influences:
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Bedroom	11'11 x 9'10			x			x
Main	Kitchen	12' x 9'			x			x
Main	Living Room	16' x 12'4			x			x
Bsmt	Bedroom	11'11 x 10'			x			x
Bsmt	Bedroom	10'9 x 9'10			x			x
Bsmt	Laundry	14'4 x 8'7			x			x
Bsmt	Recreation	13' x 10'			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	1,460	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	2	No	Workshop/Shed:
Finished Floor (Basement):	1,460	3 Bed Units:	Less Op. Exp:	3	Main	4	No	Pool:
Finished Floor (Total):	2,920 sq. ft.	Other Units:	Net Op. Income:	4	Bsmt	2	No	Garage Sz:
		Suite:		5				Grg Dr Ht:
Unfinished Floor:	0	Crawl/Bsmt. Height:		6				
Grand Total:	2,920 sq. ft.	Basement: Full, Fully Finished, Separate Entry		7				
				8				

Listing Broker(s): **Royal LePage Aspire Realty**

Royal LePage Aspire Realty

This full duplex is move-in ready. It boasts 3 bedrooms and 2 bathrooms per side. There is an outside basement entrance for easy suite. Both sides are vacant for easy viewing, or so the buyer can occupy it. Set your rents! In the past, rents were \$1150 per side, plus utilities. Newer roof, windows, updated kitchen and baths. There is also real hardwood flooring and tile. This is in fantastic condition!