

Active

R2383586

Board: N, Multifamily

Duplex

2237 SPRUCE STREET

PG City Central (Zone 72)

VLA

V2L 2R7

\$249,900 (LP)

(SP)

Days on Market: 37

Previous Price: \$259,900

Meas. Type: Feet

Depth / Size: 0

Lot Area (sq.ft.): 7,890.00

Flood Plain:

Rear Yard Exp:

If new, GST/HST inc?:

Council Apprv?:

P.I.D.: 006-933-181

View:

Complex / Subdiv:

Services Connected: Electricity, Natural Gas, Sanitary Sewer, Water

Sewer Type: City/Municipal

List Date: 6/24/2019

Original Price: \$259,900

Frontage (feet): 0.00

of Rooms: 9

Bedrooms: 4

Beds in Bsmt: 2

Beds not in Bsmt: 2

Bathrooms: 2

Full Baths: 2

Half Baths: 0

Expiry Date: 9/30/2019

Sold Date:

Frontage (metres): 0.00

Approx. Year Built: 9999

Age: 999

Zoning: RT1

Gross Taxes: \$1,909.60

For Tax Year: 2018

Tax Inc. Utilities?: No

Tour:

Style of Home: Rancher/Bungalow w/Bsmt.

Construction: Frame - Wood

Exterior: Vinyl

Foundation: Concrete Perimeter

Rain Screen:

Renovations:

of Fireplaces: 0

Fireplace Fuel:

Water Supply: City/Municipal

Fuel/Heating: Forced Air, Natural Gas

Outdoor Area: Fenced Yard

Type of Roof: Fibreglass, Metal

Reno. Year:

R.I. Plumbing:

R.I. Fireplaces:

Metered Water:

Total Parking: Covered Parking: 3

Parking: Carport; Multiple, Garage; Double, RV Parking Avail.

Dist. to Public Transit:

Dist. to School Bus:

Title to Land: Freehold NonStrata

Seller's Interest: Registered Owner

Property Disc.: Yes

Fixtures Leased: No

Fixtures Rmvd: No

Floor Finish: Wall/Wall/Mixed

Sprinklers?: No

Bylaw Infractions?: N

Smoke Detectors?: Yes

Legal: LOT C DISTRICT LOT 777 CARIBOO DISTRICT PLAN 26646

Amenities:

Site Influences:

Features:

Municipal Charges

Garbage:

Water:

Dyking:

Sewer:

Other:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	11'5 x 13'8			x			x
Main	Living Room	23'3 x 13'6			x			x
Main	Master Bedroom	9'5 x 15'9			x			x
Main	Bedroom	9'8 x 8'7			x			x
Bsmt	Kitchen	12'1 x 11'3			x			x
Bsmt	Living Room	13'9 x 12'1			x			x
Bsmt	Laundry	9'9 x 9'9			x			x
Bsmt	Master Bedroom	9'9 x 14'3			x			x
Bsmt	Bedroom	8'8 x 12'1			x			x
		x			x			x

Finished Floor (Main): 866	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	4	No	Workshop/Shed:
Finished Floor (Basement): 866	3 Bed Units:	Less Op. Exp:	3				Pool:
Finished Floor (Total): 1,732 sq. ft.	Other Units:	Net Op. Income:	4				Garage Sz: 20' X 24'
	Suite:		5				Grg Dr Ht: 10'
Unfinished Floor: 0	Crawl/Bsmt. Height:		6				
Grand Total: 1,732 sq. ft.	Basement: Full, Separate Entry		7				
			8				

List Broker 1: 2 Percent Realty Experts - OFC: 250-649-8147

List Desig Agt 1: Trevor Finch - Phone: 250-640-3325

List Desig Agt 2:

Sell Broker 1:

Sell Sales Rep 1:

Owner: ELIZABETH CAVANAUGH

Commission: 1% OF SALE PRICE

List Broker 2:

tfinch.pg@gmail.com

3:

2:

3:

Appointments:

Call:

Phone:

Phone L.R. First

TREVOR

250-640-3325

Occupancy: Tenant

Realtor

Remarks:

Fully rented with fantastic renters. Upstairs looking at moving out end of July. Basement tenant would like to stay. Super clean.

Appointments a must. Flexible showing times.

ATTENTION INVESTORS!!!! This up/down duplex is in FANTASTIC condition. Very well looked after and currently fully rented with FANTASTIC tenants. Separate hydro meters and one gas meter. Newer high-efficiency furnace, metal roof and newer asphalt roof on double carport. Detached 20x24' shop/garage with 10' ceilings. Lots of parking. Very private fenced yard with lots of mature trees/shrubs and plants. Tenant downstairs would like to stay. Tenants upstairs are looking at moving at the end of July. Each suite has 2 large bedrooms, a 4-pc bath, laundry area, and very clean and functional kitchens. This duplex is a great investment. Rent is currently \$1100/month up and & \$750/month down. Easy to show.