

Presented by:

## Nischal Ram

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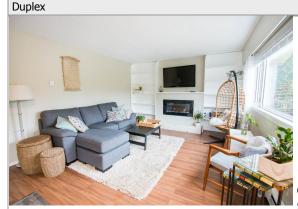
R2388234 Board: N

2325 2315 ROYAL CRESCENT

PG City Central (Zone 72) South Fort George V2L 1H4

Multifamily \$319,900 (LP)

(SP) M



0.00 Frontage (feet): Original Price: \$335,000 Sold Date: Meas. Type: # of Rooms: Frontage (metres): 0.00 **Feet** Depth / Size (ft.): 0 Bedrooms: 4 Approx. Year Built: 1965 Lot Area (sq.ft.): 5,166.00 Beds in Bsmt: 2 Age: 54 RT1 Flood Plain: Beds not in Bsmt: 2 Zoning: No Rear Yard Exp: Bathrooms: 2 Gross Taxes: \$2,726.99 Council Apprv?: Full Baths: 2 For Tax Year: 2019 Half Baths: If new, GST/HST inc?: Tax Inc. Utilities?: No

View: No:

Complex / Subdiv:

Services Connected: Electricity, Sanitary Sewer, Water

City/Municipal Sewer Type:

Style of Home: 2 Storey Construction: Frame - Wood Mixed, Vinyl, Wood Exterior: Foundation: **Concrete Perimeter** 

Reno. Year: Rain Screen: R.I. Plumbing:

Renovations: # of Fireplaces: 2 R.I. Fireplaces: Fireplace Fuel: Electric Metered

City/Municipal Water Supply: **Baseboard** Fuel/Heating:

Outdoor Area: Patio(s) Type of Roof: **Asphalt** 

Total Parking: 4 Covered Parking: Parking Access: Front Parking: Open

P.I.D.: 013-367-625

Dist. to Public Transit:

Title to Land: Freehold NonStrata

Property Disc.: Yes Fixtures Leased: No: Fixtures Rmvd: No: Floor Finish:

Sprinklers?: Nο Bylaw Infractions?: N Smoke Detectors?: N

Dist. to School Bus:

Tour:

Legal: **LOT 1 BLOCK 29 DISTRICT LOT 417 CARIBOO DISTRICT PLAN 1409** 

Amenities:

Site Influences: Features:

Floor	Туре	Dimensions	Floor	Туре	Dimensions	Floor	Туре	Dimensions
Main	Master Bedroom	13' x 9'			x			x
Main	Bedroom	11' x 9'			x			x
Main	Living Room	16' x 9'			x			x
Main	Kitchen	20' x 10'			x			x
Main	Laundry	6' x 5'			x			x
Bsmt	Bedroom	12' x 9'			x			x
Bsmt	Bedroom	13' x 8'			x			x
Bsmt	Living Room	15' x 12'			x			x
Bsmt	Kitchen	Kitchen 12' x 11'			x			x
		X			X			X
Finished Floor (Main): 960 Bachelor				Income as at:	Bath	Floor # o	f Pieces Ensuite?	Outbuildings

		<u> </u>							X
Finished Floor (Main):	960	Bachelor	Units:	Income as at:	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	1 Bed Uni	ts:		1	Main	4	No	Barn:
Finished Floor (Below):	960	2 Bed Uni	ts:	Income/annum:	2	Below	4	No	Workshop/Shed:
Finished Floor (Basement):	0	3 Bed Un	its:	Less Op. Exp:	3				Pool:
Finished Floor (Total):	1,920 sq. ft.	Other Un	its:	Net Op. Income:	4				Garage Sz:
		Suite:			5				Gra Dr Ht:
Unfinished Floor:	0	Crawl/Bsi	nt. Height:		6				0.9 2
Grand Total:	1,920 sq. ft.	Basemen	t: Fully Fin	ished	7				
					8				

Listing Broker(s): Team Powerhouse Realty

**Team Powerhouse Realty** 

First time buyers, investors, and down-sizers! This beautifully updated up down duplex is calling your name. 2 bed upstairs suite has been updated in the last two years with top quality finishings. Vinyl floors, new kitchen cabinets, barn door, and cozy fireplace make this upper unit move in ready! 2 bed in the updated basement with its own laundry make for a great rental opportunity in the South Fort George Central Location. Close to parks, the river, bus stops, and shopping this one won't last long!