



Presented by:  
**Nischal Ram**  
 Sutton Premier Realty  
 Cell: 604-308-6404  
 www.nischalram.com  
 Realtornischal@gmail.com



**Active**  
**R2388234**

Board: N  
 Duplex

## 2325 2315 ROYAL CRESCENT

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

Multifamily  
**\$319,900** (LP)  
 (SP)



Sold Date:	Frontage (feet): <b>0.00</b>	Original Price: <b>\$335,000</b>
Meas. Type: <b>Feet</b>	# of Rooms: <b>9</b>	Frontage (metres): <b>0.00</b>
Depth / Size (ft.): <b>0</b>	Bedrooms: <b>4</b>	Approx. Year Built: <b>1965</b>
Lot Area (sq.ft.): <b>5,166.00</b>	Beds in Bsmt: <b>2</b>	Age: <b>54</b>
Flood Plain: <b>No</b>	Beds not in Bsmt: <b>2</b>	Zoning: <b>RT1</b>
Rear Yard Exp:	Bathrooms: <b>2</b>	Gross Taxes: <b>\$2,726.99</b>
Council Apprv?:	Full Baths: <b>2</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>013-367-625</b>	Tour:

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

Style of Home: **2 Storey**  
 Construction: **Frame - Wood**  
 Exterior: **Mixed, Vinyl, Wood**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations:  
 # of Fireplaces: **2**  
 Fireplace Fuel: **Electric**  
 Water Supply: **City/Municipal**  
 Fuel/Heating: **Baseboard**  
 Outdoor Area: **Patio(s)**  
 Type of Roof: **Asphalt**

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

Metered

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

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

Amenities:

Site Influences:  
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	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	12' x 11'			x			x
		x			x			x

Finished Floor (Main):	<b>960</b>	Bachelor Units:	Income as at:	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	1 Bed Units:		1	<b>Main</b>	<b>4</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>960</b>	2 Bed Units:	Income/annum:	2	<b>Below</b>	<b>4</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	3 Bed Units:	Less Op. Exp:	3				Pool:
Finished Floor (Total):	<b>1,920 sq. ft.</b>	Other Units:	Net Op. Income:	4				Garage Sz:
		Suite:		5				Grg Dr Ht:
Unfinished Floor:	<b>0</b>	Crawl/Bsmt. Height:		6				
Grand Total:	<b>1,920 sq. ft.</b>	Basement: <b>Fully Finished</b>		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!**