



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



Active
R2388742

Board: N
 Duplex

2351-2353 PINE STREET

PG City Central (Zone 72)
 VLA
 V2L 2E6

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



Sold Date:	Frontage (feet): 50.00	Original Price: \$339,900
Meas. Type: Feet	# of Rooms: 24	Frontage (metres): 15.24
Depth / Size (ft.): 120	Bedrooms: 11	Approx. Year Built: 1973
Lot Area (sq.ft.): 6,010.00	Beds in Bsmt: 2	Age: 46
Flood Plain:	Beds not in Bsmt: 9	Zoning: RT2
Rear Yard Exp: West	Bathrooms: 3	Gross Taxes: \$2,666.36
Council Apprv?:	Full Baths: 3	For Tax Year: 2019
If new, GST/HST inc?:	Half Baths: 0	Tax Inc. Utilities?: No
	P.I.D.: 011-262-796	Tour:
View: No :		
Complex / Subdiv: VLA		
Services Connected: Electricity, Natural Gas		
Sewer Type: City/Municipal		

Style of Home: **Rancher/Bungalow w/Bsmt.**
 Construction: **Frame - Wood**
 Exterior: **Wood**
 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: **Asphalt**

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, Wall/Wall/Mixed**
 Sprinklers?: **No** Smoke Detectors?: **N**
 Bylaw Infractions?: **N**

Legal: **LOTS 28 & 29, BLOCK 14, PLAN 796, DISTRICT LOT 932, CARIBOO DISTRICT (011-262-770)**

Amenities: **In Suite Laundry**

Site Influences: **Central Location, Paved Road**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'2 x 12'1	Main	Bedroom	10'7 x 8'	Main	Master Bedroom	13'2 x 10'6
Main	Kitchen	17'4 x 9'2	Main	Laundry	5'6 x 4'10	Main	Bedroom	10' x 8'3
Main	Master Bedroom	13'2 x 10'6	Bsmt	Living Room	14' x 12'	Main	Bedroom	10'7 x 8'
Main	Bedroom	10' x 8'3	Bsmt	Kitchen	12' x 10'	Main	Storage	5'6 x 4'10
Main	Bedroom	10'7 x 8'	Bsmt	Master Bedroom	12' x 10'			x
Main	Storage	5'6 x 4'10	Bsmt	Bedroom	10' x 10'			x
Main	Living Room	13'2 x 12'1	Bsmt	Utility	10' x 8'			x
Main	Kitchen	17'4 x 9'2	Bsmt	Laundry	8' x 6'			x
Main	Master Bedroom	13'2 x 10'6	Main	Living Room	13'2 x 12'1			x
Main	Bedroom	10' x 8'3	Main	Kitchen	17'4 x 9'2			x

Finished Floor (Main): 2,000	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	Main	4	No	Workshop/Shed:
Finished Floor (Basement): 1,000	3 Bed Units:	Less Op. Exp:	3	Bsmt	4	No	Pool:
Finished Floor (Total): 3,000 sq. ft.	Other Units:	Net Op. Income:	4				Garage Sz:
	Suite:		5				Grg Dr Ht:
Unfinished Floor: 1,000	Crawl/Bsmt. Height:		6				
Grand Total: 4,000 sq. ft.	Basement: Full, Partly Finished, Separate Entry		7				
			8				

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

Revenue side by side duplex property with an almost new basement suite (non-conforming) c/w separate laundry & OSE in 2351 Pine Street. Gross rents are \$3150.00/mo. Potential for a basement suite (non-conforming) with its own separate entry & laundry in the 2353 Pine Street side. Turn-key Investment property with licensed property management in place.