



Presented by:  
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**Active**  
**R2384075**

Board: N  
 Duplex

**264 ELM STREET**

100 Mile House (Zone 10)  
 100 Mile House - Town  
 VOK 2E0

Multifamily  
**\$334,900** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>129.00</b>	Original Price: <b>\$334,900</b>
Meas. Type: <b>Feet</b>	# of Rooms:	<b>10</b>	Frontage (metres): <b>39.32</b>
Depth / Size (ft.):	Bedrooms:	<b>3</b>	Approx. Year Built: <b>1973</b>
Lot Area (sq.ft.): <b>9,675.00</b>	Beds in Bsmt:	<b>0</b>	Age: <b>46</b>
Flood Plain: <b>Exempt</b>	Beds not in Bsmt:	<b>3</b>	Zoning: <b>R2</b>
Rear Yard Exp: <b>North</b>	Bathrooms:	<b>2</b>	Gross Taxes: <b>\$2,963.96</b>
Council Apprv?:	Full Baths:	<b>1</b>	For Tax Year: <b>2018</b>
If new, GST/HST inc?:	Half Baths:	<b>1</b>	Tax Inc. Utilities?: <b>No</b>
	P.I.D.: <b>001-614-665</b>		Tour:

View: **No :**

Complex / Subdiv:

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

Sewer Type: **City/Municipal**

Style of Home: **Split Entry**  
 Construction: **Frame - Wood**  
 Exterior: **Vinyl**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations:  
 # of Fireplaces: **0**  
 Fireplace Fuel: **None**  
 Water Supply: **City/Municipal**  
 Fuel/Heating: **Forced Air, Natural Gas**  
 Outdoor Area: **Balcony(s)**  
 Type of Roof: **Asphalt**

Reno. Year:  
 R.I. Plumbing: **No**  
 R.I. Fireplaces:

Metered

Total Parking: Covered Parking: **2** Parking Access: **Front**  
 Parking: **Carport; Multiple**  
 Dist. to Public Transit:  
 Title to Land: **Freehold NonStrata**  
 Property Disc.: **Yes**  
 Fixtures Leased: **No :**  
 Fixtures Rmvd: **No :**  
 Floor Finish: **Laminate, Vinyl/Linoleum**  
 Sprinklers?: **No** Smoke Detectors?: **Y**  
 Bylaw Infractions?: **N**

Legal: **LOT 16 DISTRICT LOT 31 LILLOOET DISTRICT PLAN 22401**

Amenities:

Site Influences: **Central Location, Private Yard, Recreation Nearby, Shopping Nearby**

Features: **Clothes Dryer, Clothes Washer, Drapes/Window Coverings, Refrigerator, Storage Shed, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Dining Room	9'3 x 8'10			x			x
Main	Kitchen	10'11 x 8'11			x			x
Main	Living Room	11'11 x 15'10			x			x
Main	Master Bedroom	9'11 x 14'11			x			x
Main	Walk-In Closet	7'8 x 5'11			x			x
Main	Foyer	6'11 x 3'			x			x
Below	Recreation	15'2 x 11'3			x			x
Below	Bedroom	9'5 x 11'3			x			x
Below	Bedroom	10'5 x 8'10			x			x
Below	Laundry	11'4 x 8'10			x			x

Finished Floor (Main):	<b>1,496</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>2</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>0</b>	2 Bed Units:	Income/annum:	2	<b>Below</b>	<b>4</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>1,496</b>	3 Bed Units:	Less Op. Exp:	3				Pool:
Finished Floor (Total):	<b>2,992 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>2,992 sq. ft.</b>	Basement: <b>Full, Fully Finished</b>		7				
				8				

Listing Broker(s): **RE/MAX 100**

**Well maintained duplex on quiet corner lot in 100 Mile House. Each unit has 3 bedrooms & 2bath. Spacious living room adjacent to kitchen with eating area on main plus a balcony to enjoy the morning sun. Large recroom and 2 more bedrooms in basement. Detached double carport allows for 1 covered parking stall per unit. Good size fenced back yard with 2 storage sheds. And best of all room for the kids to play outside! Unit 2 was recently updated with new floors & paint.**