



Presented by:
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Active
R2392807

Board: N
 Fourplex

288 MCNAUGHTON AVENUE

Quesnel (Zone 28)
 Quesnel - Town
 V2J 2G6

Multifamily
\$404,000 (LP)
 (SP)



Sold Date: _____ Frontage (feet): **0.00** Original Price: **\$404,000**
 Meas. Type: **Feet** # of Rooms: **19** Frontage (metres): **0.00**
 Depth / Size (ft.): **0** Bedrooms: **9** Approx. Year Built: **1946**
 Lot Area (sq.ft.): **8,708.00** Beds in Bsmt: **0** Age: **73**
 Flood Plain: _____ Beds not in Bsmt: **9** Zoning: **RM3**
 Rear Yard Exp: _____ Bathrooms: **5** Gross Taxes: **\$3,876.25**
 Council Apprv?: _____ Full Baths: **4** For Tax Year: **2019**
 If new, GST/HST inc?: _____ Half Baths: **1** Tax Inc. Utilities?: **No**
 P.I.D.: **011-622-458** Tour: _____

View: **No** :
 Complex / Subdiv: **NORTH QUESNEL**
 Services Connected: **Electricity, Natural Gas, Water**
 Sewer Type: **City/Municipal**

Style of Home: **2 Storey w/Bsmt.**
 Construction: **Concrete Block, Frame - Wood**
 Exterior: **Aluminum**
 Foundation: **Concrete Perimeter**
 Rain Screen: _____
 Renovations: _____
 # of Fireplaces: **0**
 Fireplace Fuel: _____
 Water Supply: **City/Municipal**
 Fuel/Heating: **Baseboard, Electric**
 Outdoor Area: **Sundeck(s)**
 Type of Roof: **Asphalt**

Reno. Year: _____
 R.I. Plumbing: _____
 R.I. Fireplaces: **0**
 Metered
 Total Parking: **6** Covered Parking: **1** Parking Access: **Front**
 Parking: **Carpport; Single**
 Dist. to Public Transit: _____ Dist. to School Bus: _____
 Title to Land: **Freehold NonStrata**
 Property Disc.: **Yes**
 Fixtures Leased: **No** :
 Fixtures Rmvd: **No** :
 Floor Finish: _____
 Sprinklers?: **No** Smoke Detectors?: **Y**
 Bylaw Infractions?: **N**

Legal: **LOT 9, BLOCK 6, TOWN OF QUESNEL PLAN 17000**

Amenities: **None**

Site Influences: **Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	15' x 8'	Below	Living Room	14' x 11'			x
Main	Living Room	15' x 16'	Below	Living Room	14' x 11'			x
Main	Dining Room	15' x 8'	Below	Living Room	14' x 11'			x
Main	Master Bedroom	15' x 10'	Below	Bedroom	10' x 9'			x
Main	Laundry	7' x 6'	Below	Bedroom	9' x 9'			x
Above	Bedroom	12' x 11'	Below	Bedroom	10' x 9'			x
Above	Bedroom	11' x 11'	Below	Bedroom	9' x 9'			x
Below	Kitchen	8' x 7'	Below	Bedroom	10' x 9'			x
Below	Kitchen	8' x 7'	Below	Bedroom	9' x 9'			x
Below	Kitchen	8' x 7'						x

Finished Floor (Main): 4,275	Bachelor Units: _____	Income as at: _____	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 300	1 Bed Units: _____	_____	1	Main	4	No	Barn:
Finished Floor (Below): 0	2 Bed Units: _____	Income/annum: _____	2	Above	2	No	Workshop/Shed:
Finished Floor (Basement): 0	3 Bed Units: _____	Less Op. Exp: _____	3	Below	4	No	Pool:
Finished Floor (Total): 4,575 sq. ft.	Other Units: _____	Net Op. Income: _____	4	Below	4	No	Garage Sz:
Unfinished Floor: 745	Suite: _____	_____	5	Below	4	No	Grg Dr Ht:
Grand Total: 5,320 sq. ft.	Crawl/Bsmt. Height: _____	_____	6				
	Basement: Full, Partly Finished	_____	7				
		_____	8				

Listing Broker(s): **North Cariboo Realty Ltd**

This character home is full of warmth and charm and has 3 attached mortgage helpers. The 3-bed, 2-bath main home is super-cozy! The 3-2 bedroom units are all currently rented with separate meters. Each unit has fridge, stove, washer and dryer. This is an ideal investment or a lovely home with units for the whole family! Located downtown on a corner lot close to shopping and all amenities.