



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: **Carport; Single**
 Dist. to Public Transit:
 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 | | | x |

Finished Floor (Main): **4,275**
 Finished Floor (Above): **300**
 Finished Floor (Below): **0**
 Finished Floor (Basement): **0**
 Finished Floor (Total): **4,575 sq. ft.**

Unfinished Floor: **745**
 Grand Total: **5,320 sq. ft.**

Bachelor Units: Income as at:
 1 Bed Units:
 2 Bed Units: Income/annum:
 3 Bed Units: Less Op. Exp:
 Other Units: Net Op. Income:
 Suite:
 Crawl/Bsmt. Height:
 Basement: **Full, Partly Finished**

| Bath | Floor | # of Pieces | Ensuite? |
|------|--------------|-------------|-----------|
| 1 | Main | 4 | No |
| 2 | Above | 2 | No |
| 3 | Below | 4 | No |
| 4 | Below | 4 | No |
| 5 | Below | 4 | No |
| 6 | | | |
| 7 | | | |
| 8 | | | |

Outbuildings
 Barn:
 Workshop/Shed:
 Pool:
 Garage Sz:
 Grg Dr Ht:

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.