



Presented by:
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Active
R2511028

Board: F
 Duplex

33240-33242 ALTA AVENUE

Abbotsford
 Central Abbotsford
 V2S 1T9

Multifamily
\$1,279,900 (LP)
 (SP)



Sold Date:	Frontage (feet):	107.00	Original Price: \$1,279,900
Meas. Type: Feet	# of Rooms:	16	Frontage (metres): 32.61
Depth / Size (ft.): 121	Bedrooms:	4	Approx. Year Built: 1969
Lot Area (sq.ft.): 12,849.00	Beds in Bsmt:	2	Age: 51
Flood Plain: No	Beds not in Bsmt:	2	Zoning: RS4
Rear Yard Exp: West	Bathrooms:	4	Gross Taxes: \$0.00
Council Apprv?:	Full Baths:	2	For Tax Year: 2019
If new, GST/HST inc?:	Half Baths:	2	Tax Inc. Utilities?: Yes
	P.I.D.: 007-098-898		Tour:

View: **No :**

Complex / Subdiv:

Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
 Sewer Type: **City/Municipal**

Style of Home: **Rancher/Bungalow w/Bsmt.**
 Construction: **Concrete, Frame - Wood**
 Exterior: **Wood**
 Foundation: **Concrete Perimeter**
 Rain Screen: **No**
 Renovations: **Partly**
 # of Fireplaces: **0**
 Fireplace Fuel:
 Water Supply: **City/Municipal**
 Fuel/Heating:
 Outdoor Area: **Fenced Yard, Patio(s)**
 Type of Roof: **Asphalt**

Reno. Year: **2019**
 R.I. Plumbing:
 R.I. Fireplaces:

Metered **Y**

Total Parking: **8** Covered Parking: **2** Parking Access: **Front**
 Parking: **Carport & Garage**
 Dist. to Public Transit: **Walking** Dist. to School Bus: **Walking**
 Title to Land: **Freehold NonStrata**
 Property Disc.: **Yes**
 Fixtures Leased: **No :**
 Fixtures Rmvd: **No :**
 Floor Finish: **Laminate, Wall/Wall/Mixed**
 Sprinklers?: Smoke Detectors?:
 Bylaw Infractions?:

Legal: **LOT 157, PLAN NWP35166, PART NE1/4, SECTION 16, TOWNSHIP 16, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
 Features: **Clothes Washer/Dryer, Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17'6 x 11'8	Main	Other	10' x 9'			x
Main	Dining Room	10' x 10'	Main	Other	10' x 11'			x
Main	Kitchen	10' x 9'	Main	Other	11' x 12'			x
Main	Bedroom	10' x 11'	Bsmt	Recreation	14' x 11'			x
Main	Bedroom	11' x 12'	Bsmt	Bedroom	12' x 11'			x
Bsmt	Recreation	14' x 11'	Bsmt	Utility	9'2 x 19'			x
Bsmt	Bedroom	12' x 11'			x			x
Bsmt	Utility	9'2 x 19'			x			x
Main	Living Room	17'6 x 11'8			x			x
Main	Other	10' x 10'			x			x

Finished Floor (Main):	1,760	Bachelor Units:	Income as at:	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	1 Bed Units:		1	Main	3	No	Barn:
Finished Floor (Below):	0	2 Bed Units:	Income/annum:	2	Bsmt	2	No	Workshop/Shed:
Finished Floor (Basement):	1,584	3 Bed Units:	Less Op. Exp:	3	Main	3	No	Pool:
Finished Floor (Total):	3,344 sq. ft.	Other Units:	Net Op. Income:	4	Bsmt	2	No	Garage Sz:
		Suite:		5				Grg Dr Ht:
Unfinished Floor:	0	Crawl/Bsmt. Height:		6				
Grand Total:	3,344 sq. ft.	Basement: Fully Finished		7				
				8				

Listing Broker(s): **Planet Group Realty Inc.**

Address includes 33240 & 33242 Alta Ave. Two lot 107x 121. Situated on a 12,849 sq ft, fully renovated inside 6 month before investor & builders alert. Side by side duplex offer 880 sq ft on the main floor and 792 sq ft below on each side. In Central Abbotsford, three bedrooms and two baths on each side. Great location, close to freeway access, transit, all levels of schools, hospital, University of Fraser Valley, shopping and recreational centres. Both units are rented for \$4800/month. Hold or subdivide in two lot easy subdivision in the heart of Abbotsford.