

**Active**  
**R2196995**  
Board: F, Multifamily  
Fourplex

## 34860-34864 HIGH DRIVE

Abbotsford  
Abbotsford East  
V2S 4P6

**\$1,079,000 (LP)**

(SP)



Days on Market: <b>109</b>	List Date: <b>8/11/2017</b>	Expiry Date: <b>2/28/2018</b>
Previous Price: <b>\$1,149,000</b>	Original Price: <b>\$1,298,000</b>	Sold Date:
Meas. Type: <b>Feet</b>	Frontage (feet): <b>243.00</b>	Frontage (metres): <b>74.07</b>
Depth / Size: <b>60</b>	# of Rooms: <b>20</b>	Approx. Year Built: <b>1990</b>
Lot Area (sq.ft.): <b>14,589.00</b>	Bedrooms: <b>8</b>	Age: <b>27</b>
Flood Plain:	Beds in Bsmt: <b>0</b>	Zoning:
Rear Yard Exp:	Beds not in Bsmt: <b>8</b>	Gross Taxes: <b>\$3,972.57</b>
If new, GST/HST inc?:	Bathrooms: <b>6</b>	For Tax Year: <b>2017</b>
Council Apprv?:	Full Baths: <b>4</b>	Tax Inc. Utilities?:
P.I.D.: <b>012-841-510</b>	Half Baths: <b>2</b>	Tour:
View: <b>No :</b>		
Complex / Subdiv:		
Services Connected: <b>Electricity, Natural Gas, Sanitary Sewer, Water</b>		

Style of Home:	<b>2 Storey, Ground Level Unit</b>		
Construction:	<b>Frame - Wood</b>		
Exterior:	<b>Vinyl</b>		
Foundation:	<b>Concrete Perimeter</b>		
Rain Screen:		Reno. Year:	
Renovations:		R.I. Plumbing:	
# of Fireplaces:	<b>0</b>	R.I. Fireplaces:	
Fireplace Fuel:			
Water Supply:	<b>City/Municipal</b>		
Fuel/Heating:	<b>Forced Air, Natural Gas</b>		
Outdoor Area:	<b>Patio(s), Sundeck(s)</b>		
Type of Roof:	<b>Asphalt</b>		

Total Parking: **8** Covered Parking: **2** Parking Access: **Front**  
 Parking: **Add. Parking Avail., Garage; Double, Open**  
 Dist. to Public Transit: Dist. to School Bus:  
 Title to Land: **Freehold NonStrata**  
 Seller's Interest: **Registered Owner**  
 Property Disc.: **Yes:**  
 Fixtures Leased: **No :**  
 Fixtures Rmvd: **No :**  
 Floor Finish: **Wall/Wall/Mixed**  
 Sprinklers?: **No** Smoke Detectors?: **Yes**  
 Bylaw Infractions?: **N**

Legal: **PL NWP80223 LT 1 LD 36 SEC 26 TWP 16 PART SE 1/4, NE1/4 SEC 23.**

Amenities: **Shared Laundry**

**Site Influences: Central Location, Golf Course Nearby, Recreation Nearby, Shopping Nearby**

Features: **Clothes Dryer, Clothes Washer, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Refrigerator, Stove**

### Municipal Charges

Garbage:  
Water:  
Dyking:  
Sewer:  
Other:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'7 x 12'6	Main	Bedroom	11' x 9'6			x
Main	Dining Room	12'6 x 8'	Main	Bedroom	10' x 9'2			x
Main	Kitchen	13' x 11'6	Below	Living Room	0' x 0'			x
Main	Master Bedroom	13'2 x 12'	Below	Kitchen	9' x 9'			x
Main	Bedroom	11' x 9'6	Below	Eating Area	11' x 9'			x
Main	Bedroom	10' x 9'2	Below	Bedroom	12'8 x 9'3			x
Main	Living Room	13'7 x 12'6	Below	Living Room	0' x 0'			x
Main	Dining Room	12'6 x 8'	Below	Kitchen	9' x 9'			x
Main	Kitchen	13' x 11'6	Below	Bedroom	12'8 x 9'3			
Main	Master Bedroom	13'2 x 12'	Below	Eating Area	11' x 9'			

Finished Floor (Main):	<b>2,000</b>	Bachelor Units:	Income as at:	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	1 Bed Units: <b>2</b>		1	<b>Main</b>	<b>2</b>	<b>Yes</b>	Barn:
Finished Floor (Below):	<b>2,000</b>	2 Bed Units:	Income/annum:	2	<b>Main</b>	<b>2</b>	<b>Yes</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	3 Bed Units: <b>2</b>	Less Op. Exp:	3	<b>Main</b>	<b>4</b>	<b>No</b>	Pool:
Finished Floor (Total):	<b>4,000 sq. ft.</b>	Other Units:	Net Op. Income:	4	<b>Main</b>	<b>4</b>	<b>No</b>	Garage Sz:
		Suite:		5	<b>Below</b>	<b>4</b>	<b>No</b>	Door Height:
Unfinished Floor:	<b>0</b>	Crawl/Bsmt. Height:		6	<b>Below</b>	<b>4</b>	<b>No</b>	
Grand Total:	<b>4,000 sq. ft.</b>	Basement: <b>Fully Finished</b>		7				
				8				

List Broker 1: **Homelife Glenayre Realty Chwk Ltd (Vedder Rd) - OFC:**List Sales Rep 1: **Sabrina vandenBrink - Contc: 604-858-1857**

List Sales Rep 2: 3:

Sell Broker 1:

Sell Sales Rep 1:

Owner: **Daniel Robert Miscisco & Janis Bujar & Matthew Francis Vickery Bujar**

Commission: **S-3.22% 1ST 100K/1.15% BAL, PAYABLE UPON 1ST PHYSICAL INTRODUCTION TO PROPERTY, OTHERWISE \$1,000**  
Occupancy: **Tenant**

List Broker 2:

**sabrinavandenbrinkteam@gmail.com**

Appointments:

Call:

Phone:

## Touchbase

**Debbie Roberts**

**778-344-3156**

Realtor Remarks: **Easy to show 3 units month to month 1 unit on 1 year lease. Property contains accommodation which is not authorized. Duplex is legal. Rental income monthly \$4,300 Yearly \$51,600**

**INVESTOR ALERT! RARE FIND IN EAST ABBOTSFORD!** Truly an AMAZING LEGAL DUPLEX WITH 4 SEPARATE UNITS in a SOUGHT after area of McMillan. Sq ft of building is 4,000 sq ft with 2,000 sq ft per side 15,000 sqft of yard surrounded by large hedges. The upper suites have 3 bdrms and 2 baths & private sundeck with the bottom suites having 1 bdrm & 1 baths with private patios for everyone's enjoyment. Well MAINTAINED duplex by current owners of 11 years who have been hands on with upgrading, lawn maintenance & taking care of all details. Some features include; 9 year old roof, new decks freshly painted, CLOSE to shopping, ALL levels of schools, Discovery Trail, Recreation, Restaurants, Coffee Shops and mins away from Hwy 11. Monthly income \$4,300. Yearly income \$51,600.