

Active

R2388341

Board: N, Multifamily Duplex

4142-4146 1 AVENUE

PG City West (Zone 71)

Highland Park

V2M 1C4

\$330,000 (LP)

(SP)

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Days on Market: 21

Previous Price: \$349,900

Meas. Type: Feet

Depth / Size: 120

Lot Area (sq.ft.): 7,800.00

Flood Plain: No

Rear Yard Exp:

If new, GST/HST inc?:

Council Apprv?:

P.I.D.: 011-645-008

View: No :

Complex / Subdiv: HIGHLAND PARK

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

Sewer Type: City/Municipal

List Date: 7/10/2019

Original Price: \$349,900

Frontage (feet): 65.00

of Rooms: 16

Bedrooms: 6

Beds in Bsmt: 0

Beds not in Bsmt: 6

Bathrooms: 4

Full Baths: 2

Half Baths: 2

Expiry Date: 10/10/2019

Sold Date:

Frontage (metres): 19.81

Approx. Year Built: 9999

Age: 999

Zoning: URT3

Gross Taxes: \$3,053.78

For Tax Year: 2019

Tax Inc. Utilities?: No

Tour:

Style of Home: 2 Storey w/Bsmt.

Construction: Frame - Wood

Exterior: Vinyl

Foundation: Concrete Perimeter

Rain Screen:

Renovations:

of Fireplaces: 2

Fireplace Fuel: Gas - Natural

Water Supply: City/Municipal

Fuel/Heating: Forced Air, Natural Gas

Outdoor Area: Fenced Yard, Sundeck(s)

Type of Roof: Asphalt

Reno. Year:

R.I. Plumbing:

R.I. Fireplaces:

Metered Water:

Total Parking: 4

Covered Parking: 0

Parking Access: Side

Parking: Open

Dist. to Public Transit: 1 BLOCK

Title to Land: Freehold NonStrata

Seller's Interest: Registered Owner

Property Disc.: Yes:

Fixtures Leased: No :

Fixtures Rmvd: No :

Floor Finish: Mixed

Sprinklers?: No

Bylaw Infractions?: N

Dist. to School Bus:

Smoke Detectors?: Yes

Legal: LOT 7, PLAN PGP16997, DISTRICT LOT 1427, CARIBOO LAND DISTRICT

Amenities: In Suite Laundry, Storage

Site Influences: Central Location, Paved Road, Private Yard, Shopping Nearby

Features: Refrigerator, Stove

Municipal Charges

Garbage:

Water:

Dyking:

Sewer:

Other:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14' x 11'	Main	Dining Room	7' x 11'			x
Main	Kitchen	10' x 6'	Above	Master Bedroom	11' x 10'			x
Main	Dining Room	7' x 11'	Above	Bedroom	12' x 9'			x
Above	Master Bedroom	10' x 11'	Above	Bedroom	9' x 9'			x
Above	Bedroom	12' x 9'	Bsmt	Laundry	10' x 11'			x
Above	Bedroom	9' x 9'	Bsmt	Other	14' x 11'			x
Bsmt	Laundry	10' x 11'			x			x
Bsmt	Other	14' x 11'			x			x
Main	Living Room	14' x 11'			x			x
Main	Kitchen	10' x 6'			x			x

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

List Broker 1: Royal LePage Aspire Realty - Office: 250-564-4488

List Desig Agt 1: Leah Mayer - Phone: 250-961-0153

List Desig Agt 2:

Sell Broker 1:

Sell Sales Rep 1:

Owner: MARIA BATES

Commission: 3% 1ST \$100,000 1.5 REM

List Broker 2:

leahmayer@royallepage.ca

3:

2:

3:

Appointments:

Call:

Phone:

Phone L.R. First LEAH 250-961-0153

Occupancy: Tenant

Realtor Remarks:

Measurements for both sides. long term Tenants co-operative and would like to stay. LiCar managing. 4142 pays \$950.00 plus utilities, 4146 pays \$780.00 plus utilities.

Full duplex has had new furnace March 2018 (4146 side) and new heat exchanger on 4142 side. Roof was done in 2016 and siding is 8 years old. The seller will offer cash back of \$5000.00 for paint and flooring upon completion. This is an excellent investment in a great area of the city, close to all amenities! Cheaper than buying 2 townhomes, would be a great purchase to live in 1 side with the other side paying your mortgage! Tenanted, please allow time to give notice for showings.

MLT Full Realtor

The enclosed information, while deemed to be correct, is not guaranteed. PREC* indicates 'Personal Real Estate Corporation'.

07/31/2019 03:44 PM