



Presented by:
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Active
R2400599

Board: N
 Duplex

4142-4146 1ST AVENUE

PG City West (Zone 71)
 Highland Park
 V2M 1C4

Multifamily
\$309,900 (LP)
 (SP)



Sold Date:	Frontage (feet):	0.00	Original Price: \$309,900
Meas. Type: Feet	# of Rooms:	12	Frontage (metres): 0.00
Depth / Size (ft.): 0	Bedrooms:	6	Approx. Year Built: 1968
Lot Area (sq.ft.): 7,800.00	Beds in Bsmt:	0	Age: 51
Flood Plain:	Beds not in Bsmt:	6	Zoning: URT3
Rear Yard Exp:	Bathrooms:	4	Gross Taxes: \$3,053.78
Council Apprv?:	Full Baths:	2	For Tax Year: 2019
If new, GST/HST inc?:	Half Baths:	2	Tax Inc. Utilities?: No
	P.I.D.: 011-645-008		Tour:

View: **No**
 Complex / Subdiv: **HIGHGLEN**
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer**
 Sewer Type: **City/Municipal**

Style of Home: **2 Storey w/Bsmt.**
 Construction: **Brick**
 Exterior: **Mixed, Stucco, Vinyl**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **0**
 Fireplace Fuel:
 Water Supply: **City/Municipal**
 Fuel/Heating: **Forced Air, Natural Gas**
 Outdoor Area: **Patio(s)**
 Type of Roof: **Asphalt**

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

Metered

Total Parking: Covered Parking: Parking Access:
 Parking: **Open**
 Dist. to Public Transit:
 Title to Land: **Freehold NonStrata**
 Property Disc.: **No**
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Mixed**
 Sprinklers?: **No**
 Bylaw Infractions?: **n**
 Smoke Detectors?: **P**

Legal: **LOT 7, DISTRICT LOT 1427, CARIBOO DISTRICT PLAN 16997**

Amenities: **None**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'5 x 14'5	Above	Bedroom	12' x 8'			x
Main	Dining Room	10'5 x 7'	Above	Bedroom	9' x 8'5			x
Main	Kitchen	10' x 6'			x			x
Main	Master Bedroom	11' x 10'			x			x
Main	Bedroom	12' x 8'			x			x
Main	Bedroom	9' x 8'5			x			x
Main	Living Room	13'5 x 14'5			x			x
Main	Kitchen	10' x 6'			x			x
Main	Dining Room	10'5 x 7'			x			x
Above	Master Bedroom	11' x 12'			x			x

Finished Floor (Main):	532	Bachelor Units:	Income as at:	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	532	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):	1,064 sq. ft.	Other Units:	Net Op. Income:	4	Above	4	No	Garage Sz:
		Suite:		5				Grg Dr Ht:
Unfinished Floor:	532	Crawl/Bsmt. Height:		6				
Grand Total:	1,596 sq. ft.	Basement: Partly Finished		7				
				8				

Listing Broker(s): **2 Percent Realty Experts**

Full Duplex in the great Highglen area! Investors Alert! This is a full duplex with each side offering 3 bdrms, 2 baths, kitchen with back yard access and a front facing living room. Upstairs the bedrooms are well layed out and a full bath. Basements are partially finished with laundry but not outside entrance. Solid building paved driveways fenced yards and greenbelt.