



Presented by:  
**Nischal Ram**  
 Sutton Premier Realty  
 Cell: 604-308-6404  
 www.nischalram.com  
 Realtornischal@gmail.com



**Active**  
**R2227916**

Board: N  
 Duplex

### 4166-4170 1ST AVENUE

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

Multifamily  
**\$349,900** (LP)  
 (SP)



Sold Date:	Frontage (feet):	<b>65.00</b>	Original Price: <b>\$349,900</b>
Meas. Type: <b>Feet</b>	# of Rooms:	<b>5</b>	Frontage (metres): <b>19.81</b>
Depth / Size (ft.): <b>120</b>	Bedrooms:	<b>3</b>	Approx. Year Built: <b>1968</b>
Lot Area (sq.ft.): <b>0.00</b>	Beds in Bsmt:	<b>0</b>	Age: <b>49</b>
Flood Plain: <b>No</b>	Beds not in Bsmt:	<b>3</b>	Zoning: <b>URT3</b>
Rear Yard Exp:	Bathrooms:	<b>2</b>	Gross Taxes: <b>\$2,853.62</b>
Council Apprv?:	Full Baths:	<b>1</b>	For Tax Year: <b>2017</b>
If new, GST/HST inc?:	Half Baths:	<b>1</b>	Tax Inc. Utilities?: <b>No</b>
	P.I.D.: <b>011-645-105</b>		Tour:

View: **Yes: VIEW OVER PARK AT REAR**  
 Complex / Subdiv: **HIGHLAND PARK**  
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: **2 Storey w/Bsmt.**  
 Construction: **Concrete, Frame - Wood**  
 Exterior: **Stucco, Vinyl**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations:  
 # of Fireplaces: **1**  
 Fireplace Fuel: **Electric**  
 Water Supply: **City/Municipal**  
 Fuel/Heating: **Forced Air, Natural Gas**  
 Outdoor Area: **Fenced Yard**  
 Type of Roof: **Asphalt**

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

Total Parking: Covered Parking: Parking Access:  
 Parking: **Open**  
 Dist. to Public Transit: **2** Dist. to School Bus: **6**  
 Title to Land: **Freehold NonStrata**  
 Property Disc.: **Yes**  
 Fixtures Leased: **No**  
 Fixtures Rmvd: **No**  
 Floor Finish: **Laminate, Other, Vinyl/Linoleum**  
 Sprinklers?: **No** Smoke Detectors?: **N**  
 Bylaw Infractions?: **N**

Legal: **LOT 10 DL 1427 PLAN 16997 CARIBOO DISTRICT**

Amenities:

Site Influences: **Central Location, Greenbelt, Paved Road, Private Setting, Recreation Nearby, Shopping Nearby**  
 Features: **Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	13' x 11'			x			x
Main	Living Room	12' x 13'			x			x
Above	Master Bedroom	10' x 11'			x			x
Above	Bedroom	8'6 x 10'			x			x
Above	Bedroom	8'6 x 13'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): <b>530</b>	Bachelor Units:	Income as at:	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>530</b>	1 Bed Units:		1	Main	2	No	Barn:
Finished Floor (Below): <b>0</b>	2 Bed Units:	Income/annum:	2	Above	4	No	Workshop/Shed:
Finished Floor (Basement): <b>0</b>	3 Bed Units:	Less Op. Exp:	3				Pool:
Finished Floor (Total): <b>1,060 sq. ft.</b>	Other Units:	Net Op. Income:	4				Garage Sz:
	Suite:		5				Door Height:
Unfinished Floor: <b>530</b>	Crawl/Bsmt. Height:		6				
Grand Total: <b>1,590 sq. ft.</b>	Basement: <b>Full</b>		7				
			8				

Listing Broker(s): **Caledonia Realty Ltd**

**Side-by-side 2-storey (not your average duplex) has had extensive renovations over the last 5 years, which include a 35-year roof, new aluminum soffits/fascia, gutters, furnace, hot water tanks, windows, interior paint, doors, mouldings, appliances, new bathroom, etc., etc. Nice lot backing onto the park; fully fenced with a storage shed. Within walking distance of the park, doctors, dentists, and K to 12 schools. Located in Heritage/Highland area--one of our best areas in Prince George. 3 bedrooms, 2 bathrooms, and a full basement on each side. Opportunity to live on one side and rent out the other, or rent both sides. Income is the outcome on this great opportunity!!**