Active R2388915

4271 4273 PUNCHAW CRESCENT

PG City West (Zone 71)

Lakewood V2M 5E8

Feet





\$870,000 (LP)

Board: N, Multifamily **Duplex**



Days on Market: 20 List Date: 7/11/2019 Expiry Date: 7/15/2020 Sold Date: Previous Price: \$0 Original Price: \$870,000

Meas. Type: Frontage (feet): Frontage (metres): 0.00 Depth / Size: # of Rooms: 18 Approx. Year Built: 9999 Lot Area (sq.ft.): 9,106.00 q Bedrooms: Age: 999 Flood Plain: No Beds in Bsmt: 3 Zoning: RM-1 Rear Yard Exp: 6 North Beds not in Bsmt: Gross Taxes: \$8,397.35 If new, GST/HST inc?: No Bathrooms: 3 For Tax Year: 2019 3 Council Apprv?: Full Baths: Tax Inc. Utilities?: No

0.00

P.I.D.: 009-189-769 Half Baths: 0 Tour:

View: No:

Complex / Subdiv:

Services Connected: Natural Gas City/Municipal Sewer Type:

Style of Home: 3 Level Split Construction: Frame - Wood

Exterior: Vinyl Foundation: **Concrete Perimeter**

Rain Screen: No

of Fireplaces: 0 Fireplace Fuel: Water Supply: City/Municipal **Forced Air** Fuel/Heating:

Renovations:

Outdoor Area: Patio(s) Type of Roof: Tar & Gravel Total Parking: Covered Parking: 0 Parking Access:

Parking: Add. Parking Avail.

Dist. to Public Transit: Title to Land: Freehold NonStrata

Seller's Interest: Registered Owner

Property Disc.: Yes: Fixtures Leased: No: Fixtures Rmvd: No: Floor Finish: Mixed Sprinklers?: Yes

Bylaw Infractions?: n

Dist. to School Bus:

Smoke Detectors?: Yes

LOT B, PLAN PGP21873, DISTRICT LOT 2507, CARIBOO LAND DISTRICT; LOT A, PLAN PGP21873, DISTRICT LOT Legal:

2017

2507, CARIBOO LAND DISTRICT (009-189-734)

Reno. Year:

R.I. Fireplaces:

Metered Water: Y

R.I. Plumbing: No

Air Cond./Central Amenities:

Site Influences: Adult Oriented

Features: Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Dishwasher, Security System, Smoke Alarm, Sprinkler - Fire, Vaulted

Municipal Charges Garbage:

Water: Dyking: Sewer: Other:

Floor	Туре	Dimensions	Floor	Type	Dimensions	Floor	Туре	Dimensions
Main	Living Room	11'6 x 25'	Bsmt	Bedroom	10'3 x 10'9			x
Main	Living Room	11'6 x 27'	Bsmt	Kitchen	8' x 20'			x
Below	Bedroom	9'3 x 13'	Above	Bedroom	9'6 x 13'			x
Below	Bedroom	9'4 x 13'4	Above	Bedroom	9'6 x 13'			x
Below	Bedroom	10' x 12'	Above	Bedroom	10' x 12'			x
Below	Kitchen	8' x 13'	Above	Kitchen	8' x 13'			x
Below	Office	8' x 11'	Above	Office	8' x 11'			x
Below	Dining Room	8'6 x 13'	Above	Dining Room	8'6 x 13'			x
Bsmt	Bedroom	10' x 10'8			X			x
Bsmt	Bedroom	10' x 9'9			x			x

Finished Floor (Main):	630	Bachelor Units:	Income as at:	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	2,010	1 Bed Units:		1	Above	4	No	Barn:
Finished Floor (Below):	2,010	2 Bed Units:	Income/annum:	2	Bsmt	3	No	Workshop/Shed:
Finished Floor (Basement):	0	3 Bed Units:	Less Op. Exp:	3	Above	4	No	Pool:
Finished Floor (Total):	4,650 sq. ft.	Other Units:	Net Op. Income:	4				Garage Sz:
		Suite:		5				Gra Dr Ht:
Unfinished Floor:	0	Crawl/Bsmt. Height:		6				
Grand Total:	4,650 sq. ft.	Basement: Fully Finished		7				
	•	•		8				

3:

2:

Team Powerhouse Realty - Office: 250-563-1000 List Broker 1:

List Desig Agt 1: Rolf Van Driesum - Phone: 250-613-8777

List Desig Agt 2: Sell Broker 1:

Sell Sales Rep 1: EYOB ABEBE/FIKIRTE MEKURIA Owner:

Commission: 20000 List Broker 2:

3:

Phone L.R. First rolf@telus.net Appointments:

ROLF VAN DRIESUM Call: Phone: 000-000-0000

Occupancy: Vacant

Realtor Remarks:

Turnkey twelve-bed facility in excellent location. Facility completely rebuilt in 2017. Everything is almost new; elevators, air conditioning, plumbing, electrical, furnaces, cabinetry, roof. Also includes a sprinkler system, security camera and fire alarm system. This facility which is zoned RM-1 awaits your ideas for the level of community care you wish to provide.