

Active

R2388413

Board: N, Multifamily

Fourplex

447-457 S OGILVIE STREET

PG City West (Zone 71)

Quinson

V2M 3M4

\$399,900 (LP)

(SP)

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Days on Market: 22

Previous Price: \$0

Meas. Type: Feet

Depth / Size: 0

Lot Area (sq.ft.): 6,000.00

Flood Plain:

Rear Yard Exp:

If new, GST/HST inc?:

Council Apprv?:

P.I.D.: 007-911-432

View: No :

Complex / Subdiv: QUINSON SUB

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

Sewer Type: City/Municipal

List Date: 7/9/2019

Original Price: \$399,900

Frontage (feet): 0.00

# of Rooms: 21

Bedrooms: 8

Beds in Bsmt: 4

Beds not in Bsmt: 4

Bathrooms: 4

Full Baths: 4

Half Baths: 0

Expiry Date: 11/9/2019

Sold Date:

Frontage (metres): 0.00

Approx. Year Built: 1967

Age: 52

Zoning: RT2

Gross Taxes: \$3,560.22

For Tax Year: 2019

Tax Inc. Utilities?: No

Tour:

Style of Home: Rancher/Bungalow w/Bsmt.

Construction: Frame - Wood

Exterior: Wood

Foundation: Concrete Perimeter

Rain Screen:

Renovations:

# of Fireplaces: 0

Fireplace Fuel:

Water Supply: City/Municipal

Fuel/Heating: Forced Air, Natural Gas

Outdoor Area: Fenced Yard

Type of Roof: Torch-On

Reno. Year:

R.I. Plumbing:

R.I. Fireplaces:

Metered Water:

Total Parking: Covered Parking: 0

Parking: Open, RV 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: Laminate, Wall/Wall/Mixed

Sprinklers?: No

Smoke Detectors?: Yes

Bylaw Infractions?: N

Parking Access: Front, Rear

Dist. to School Bus:

Legal: LOTS 5-6 BLOCK 47 DISTRICT LOT 937 CARIBOO DISTRICT PLAN PGP752 (ADDITIONAL PID# 007-911-416)

Amenities: Shared Laundry

Site Influences: Central Location, Lane Access, Paved Road, Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW

Municipal Charges

Garbage:

Water:

Dyking:

Sewer:

Other:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Bsmt	Living Room	13'2 x 9'9	Bsmt	Laundry	5'10 x 11'5	Bsmt	Master Bedroom	12'1x 10'8
Bsmt	Dining Room	8'10 x 8'8	Bsmt	Storage	8'9 x 10'7			x
Bsmt	Kitchen	8'11 x 10'1	Bsmt	Bedroom	9' x 8'6			x
Bsmt	Master Bedroom	8'11 x 12'9	Bsmt	Kitchen	8'10 x 8'11			x
Bsmt	Laundry	10'11 x 18'8	Bsmt	Bedroom	8'11 x 9'			x
Main	Kitchen	8'8 x 11'7	Main	Kitchen	8'8 x 11'7			x
Main	Dining Room	8'10 x 8'1	Main	Dining Room	8'10 x 8'1			x
Main	Living Room	15'6 x 12'	Main	Living Room	15'6 x 12'			x
Main	Bedroom	9' x 8'7	Main	Bedroom	9' x 8'7			x
Main	Master Bedroom	14'4 x 9'7	Main	Master Bedroom	14'4 x 9'7			x

Finished Floor (Main): 1,600	Bachelor Units:	Income as at:	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	1 Bed Units: 2		1	Bsmt	4	No	Barn:
Finished Floor (Below): 0	2 Bed Units: 2	Income/annum:	2	Main	4	No	Workshop/Shed:
Finished Floor (Basement): 1,600	3 Bed Units:	Less Op. Exp:	3	Main	4	No	Pool:
Finished Floor (Total): 3,200 sq. ft.	Other Units:	Net Op. Income:	4	Bsmt	4	No	Garage Sz:
	Suite:		5				Grg Dr Ht:
Unfinished Floor: 0	Crawl/Bsmt. Height:		6				
Grand Total: 3,200 sq. ft.	Basement: Full, Fully Finished, Separate Entry		7				
			8				

List Broker 1: Maxsave Real Estate Services - Office: 250-562-6228

List Desig Agt 1: Mike Hurrell - PREC - Phone: 250-981-3100

List Desig Agt 2:

Sell Broker 1:

Sell Sales Rep 1:

Owner: DENNIS BURGART / LORNA BURGART

Commission: 3% UP TO \$100,000 PLUS 1% OF REMAINDER OF SALE PRICE IF BUYER AGENT PHYSICALLY PRESENT FOR FIRST PRIVATE VIEWING BY BUYER, OTHERWISE \$500.00

List Broker 2:

mike@maxsave.bc.ca

Appointments:

Call:

Phone:

Phone L.R. First CALL / TEXT MIKE 250-981-3100

3:

2:

3:

Occupancy: Tenant

Realtor

Remarks:

Right side upper tenant in process of being evicted for non-payment of rent. Tenant 50/50 on cooperation for showings; other 2 tenants fantastic. Floor in LS basement being replaced--take out due to HWT leak.

This duplex with basement suites is in an excellent quiet location close to schools, bus routes and all amenities. Right side top has just been completely redone and the full building has all new vinyl windows throughout, 3-year-old torch-on roof and top-notch shared laundry setup. The left side can be rented separately up/down, but it is currently rented to one 10-year tenant at \$1150 + utilities. Right side top rented \$900 inclusive, and right side basement rented \$700 inclusive. Total actual rents \$2750, but with the left side rented to separate tenants, the potential rents could be as high as \$3200-\$3400.

MLT Full Realtor

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

07/31/2019 03:49 PM