



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



Active
R2510474

Board: H
 Duplex

45287 CRESCENT DRIVE

Chilliwack
 Chilliwack W Young-Well
 V2P 1G5

Multifamily
\$699,900 (LP)
 (SP)



Sold Date:	Frontage (feet):	108.00	Original Price: \$699,900
Meas. Type: Feet	# of Rooms:	10	Frontage (metres): 32.92
Depth / Size (ft.):	Bedrooms:	4	Approx. Year Built: 1968
Lot Area (sq.ft.): 7,405.00	Beds in Bsmt:	0	Age: 53
Flood Plain: Yes	Beds not in Bsmt:	4	Zoning: R1-B
Rear Yard Exp: Northeast	Bathrooms:	2	Gross Taxes: \$2,922.81
Council Apprv?:	Full Baths:	2	For Tax Year: 2019
If new, GST/HST inc?:	Half Baths:	0	Tax Inc. Utilities?: No
	P.I.D.: 006-749-259		Tour:

View: **No :**

Complex / Subdiv:

Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**
 Sewer Type: **City/Municipal**

Style of Home: **Rancher/Bungalow**
 Construction: **Frame - Wood**
 Exterior: **Stucco, Wood**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations: **Completely**
 # of Fireplaces: **0**
 Fireplace Fuel: **None**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Forced Air, Natural Gas**
 Outdoor Area: **Patio(s)**
 Type of Roof: **Tar & Gravel**

Reno. Year: **2006**
 R.I. Plumbing: **No**
 R.I. Fireplaces: **0**

Metered

Total Parking: **4** Covered Parking: **0** Parking Access: **Side**
 Parking: **Open**
 Dist. to Public Transit:
 Title to Land: **Freehold NonStrata**
 Property Disc.: **No**
 Fixtures Leased: **No :**
 Fixtures Rmvd: **No :**
 Floor Finish: **Wall/Wall/Mixed**
 Sprinklers?: **No** Smoke Detectors?: **Y**
 Bylaw Infractions?: **N**

Legal: **LOT 106, PLAN NWP32525, DISTRICT LOT 27, GROUP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities: **None**

Site Influences: **Central Location, Private Yard**
 Features: **Clothes Washer/Dryer, Drapes/Window Coverings, Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	11'11 x 16'11			x			x
Main	Kitchen	10'10 x 16'5			x			x
Main	Master Bedroom	10'9 x 11'11			x			x
Main	Bedroom	10'10 x 10'8			x			x
Main	Laundry	5'6 x 9'			x			x
Main	Living Room	11'11 x 16'11			x			x
Main	Kitchen	10'10 x 16'5			x			x
Main	Master Bedroom	10'9 x 11'11			x			x
Main	Bedroom	10'10 x 10'8			x			x
Main	Laundry	5'6 x 9'			x			x

Finished Floor (Main):	1,634	Bachelor Units:	Income as at:	10/19/2020	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	1 Bed Units:			1	Main	4	No	Barn:
Finished Floor (Below):	0	2 Bed Units: 2	Income/annum:	\$31,800.00	2	Main	4	No	Workshop/Shed:
Finished Floor (Basement):	0	3 Bed Units:	Less Op. Exp:	\$3,000.00	3			No	Pool:
Finished Floor (Total):	1,634 sq. ft.	Other Units:	Net Op. Income:	\$28,800.00	4			No	Garage Sz:
		Suite:			5			No	Grg Dr Ht:
Unfinished Floor:	0	Crawl/Bsmt. Height:			6			No	
Grand Total:	1,634 sq. ft.	Basement: None			7			No	
					8			No	

Listing Broker(s): **Century 21 Creekside Realty**

Side by side duplex with excellent tenants! 2 bedrooms, 1 bath with 817 sq ft per side (total 1634 sq ft). Roof replaced in 2008, all appliances included. Great location close to Prospera Center and Townsend Park. Spacious yards with plenty of parking. Excellent cash flow, this is a great opportunity to own an investment property in Chilliwack.