

Active
R2379724
 Board: N, Multifamily
 Duplex

4544-4560 14TH AVENUE

Smithers And Area (Zone 54)
 Hazelton
 VOJ 2N0

\$205,000 (LP)
 (SP)



Days on Market: 51	List Date: 6/9/2019	Expiry Date: 11/29/2019
Previous Price: \$0	Original Price: \$205,000	Sold Date:
Meas. Type: Feet	Frontage (feet): 99.00	Frontage (metres): 30.18
Depth / Size: 120	# of Rooms: 8	Approx. Year Built: 1989
Lot Area (sq.ft.): 11,880.00	Bedrooms: 3	Age: 30
Flood Plain: No	Beds in Bsmt: 1	Zoning: R2
Rear Yard Exp:	Beds not in Bsmt: 2	Gross Taxes: \$2,873.87
If new, GST/HST inc?:	Bathrooms: 1	For Tax Year: 2018
Council Apprv?:	Full Baths: 1	Tax Inc. Utilities?: No
P.I.D.: 010-190-538	Half Baths: 0	Tour:
View: No :		
Complex / Subdiv:		
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Water		
Sewer Type: City/Municipal		

Style of Home: Rancher/Bungalow w/Bsmt.	Total Parking: 4	Covered Parking: 2	Parking Access: Front
Construction: Frame - Wood	Parking: Carport; Single		
Exterior: Vinyl	Dist. to Public Transit:		Dist. to School Bus:
Foundation: Concrete Perimeter	Title to Land: Freehold NonStrata		
Rain Screen:	Seller's Interest: Registered Owner		
Renovations: Partly	Property Disc.: Yes:		
# of Fireplaces: 0	Fixtures Leased: No :		
Fireplace Fuel:	Fixtures Rmvd: No :		
Water Supply: City/Municipal	Floor Finish: Mixed		
Fuel/Heating: Forced Air, Natural Gas	Sprinklers?: No		Smoke Detectors?: No
Outdoor Area: None	Bylaw Infractions?: N		
Type of Roof: Asphalt			

Legal: LOTS 6, 7 & 8, BLOCK 165, PLAN PRP968, DISTRICT LOT 882, SECTION 2, CASSIAR LAND DISTRICT (010-190-554 & 010-190-511)	Municipal Charges
Amenities:	Garbage: \$528.00
	Water: 696.00
Site Influences: Central Location, Paved Road	Dyking:
Features: Clothes Washer/Dryer, Refrigerator, Stove	Sewer: \$240.00
	Other:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	10'9 x 15'9			x			x
Main	Kitchen	8' x 10'			x			x
Main	Dining Room	8' x 8'6			x			x
Main	Bedroom	8' x 12'3			x			x
Main	Master Bedroom	10'9 x 11'			x			x
Bsmt	Family Room	18'11 x 15'4			x			x
Bsmt	Bedroom	10'4 x 10'7			x			x
Bsmt	Laundry	8'6 x 6'			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 776	Bachelor Units:	Income as at:	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:	Income/annum:	2				Workshop/Shed:
Finished Floor (Basement): 700	3 Bed Units:	Less Op. Exp:	3				Pool:
Finished Floor (Total): 1,476 sq. ft.	Other Units:	Net Op. Income:	4				Garage Sz:
	Suite:		5				Grg Dr Ht:
Unfinished Floor: 0	Crawl/Bsmt. Height:		6				
Grand Total: 1,476 sq. ft.	Basement: Full		7				
			8				

List Broker 1: RE/MAX Bulkley Valley - Office: 250-847-5999	List Broker 2:	Appointments:	Phone L.R. First
List Desig Agt 1: Donna Grudgfield - Cell: 250-847-1228	donna@smithersrealty.com	Call:	DONNA
List Desig Agt 2:	3:	Phone:	250-847-1228
Sell Broker 1:			
Sell Sales Rep 1:	2:		
Owner: RIO-CAL DEVELOPMENTS LTD.			
Commission: 3.50% TO \$100,000/1.75% ON BALANCE			
		Occupancy: Tenant	

Realtor
 Remarks:

Side by side full basement Duplex located in New Hazelton. Fully rented to long term tenants. Rents are \$500 Per side. 99'x120' lot. Vinyl siding and asphalt shingle roof. New roof shingles 10 years ago.