

Active

R2379802

Board: N, Multifamily Duplex

4568-4584 14TH AVENUE

Smithers And Area (Zone 54)

Hazelton

VOJ 2N0

\$195,000 (LP)

(SP)

Days on Market: **51**
List Date: **6/9/2019**
Expiry Date: **9/29/2019**

Previous Price: **\$0**
Original Price: **\$195,000**
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: **\$2,905.13**

If new, GST/HST inc?:
Bathrooms: **1**
For Tax Year: **2018**

Council Apprv?:
Full Baths: **1**
Tax Inc. Utilities?: **No**

P.I.D.: **010-190-601**
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.**
Construction: **Frame - Wood**
Exterior: **Vinyl**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations: **Partly**
of Fireplaces: **0**
Fireplace Fuel:
Water Supply: **City/Municipal**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **None**
Type of Roof: **Asphalt**

Reno. Year:
R.I. Plumbing: **No**
R.I. Fireplaces:
Metered Water:

Total Parking: **4**
Covered Parking: **2**
Parking Access: **Front**
Parking: **Carport; Single**
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?: **No**
Bylaw Infractions?: **N**

Dist. to School Bus:
Smoke Detectors?: **No**

Legal: **LOTS 9, 10 & 11, BLOCK 165, PLAN PRP968, DISTRICT LOT 882, SECTION 2, CASSIAR LAND DISTRICT (010-190-635, 010-190-571)**

Amenities:

Site Influences: **Central Location, Paved Road**
Features: **Clothes Washer/Dryer, Refrigerator, Stove**

Municipal Charges
Garbage: **\$528.00**
Water: **696.00**
Dyking:
Sewer: **\$240.00**
Other:

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

Finished Floor (Main): **776**
Finished Floor (Above): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **700**
Finished Floor (Total): **1,476 sq. ft.**
Unfinished Floor: **0**
Grand Total: **1,476 sq. ft.**

Bachelor Units:
Income as at:
Income/annum:
Less Op. Exp:
Net Op. Income:

Bath
Floor
of Pieces
Ensuite?

Outbuildings
Barn:
Workshop/Shed:
Pool:
Garage Sz:
Grg Dr Ht:

List Broker 1: **RE/MAX Bulkley Valley - Office: 250-847-5999**
List Desig Agt 1: **Donna Grudgfield - Cell: 250-847-1228**
List Desig Agt 2:
Sell Broker 1:
Sell Sales Rep 1:
Owner: **RIO-CAL DEVELOPMENTS LTD.**
Commission: **3.50% TO \$100,000/1.75% ON BALANCE**

List Broker 2:
donna@smithersrealty.com
3:
2:
3:

Appointments:
Call:
Phone:

Phone L.R. First DONNA 250-847-1228

Occupancy: **Tenant**

Realtor
Remarks:

Side by side full basement Duplex located in New Hazelton. Fully rented to long term tenants. Rents are \$450 for one side and \$500 for the other. 99'x120' lot. Vinyl siding and asphalt shingle roof. New roof shingles 10 years ago.

MLT Full Realtor

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

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