



Presented by:
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Active
R2395750

Board: N
 Duplex

4603 GRAHAM AVENUE

Terrace (Zone 88)
 Terrace - City
 V8G 1A5

Multifamily
\$449,900 (LP)
 (SP)



Sold Date:	Frontage (feet): 64.00	Original Price: \$469,000
Meas. Type: Feet	# of Rooms: 6	Frontage (metres): 19.51
Depth / Size (ft.): 0	Bedrooms: 3	Approx. Year Built: 1996
Lot Area (sq.ft.): 7,552.00	Beds in Bsmt: 0	Age: 23
Flood Plain:	Beds not in Bsmt: 3	Zoning: R2
Rear Yard Exp:	Bathrooms: 2	Gross Taxes: \$5,030.80
Council Apprv?:	Full Baths: 1	For Tax Year: 2019
If new, GST/HST inc?:	Half Baths: 1	Tax Inc. Utilities?: No
	P.I.D.: 010-586-393	Tour:
View: No		
Complex / Subdiv:		
Services Connected: Electricity, Natural Gas, Sanitary Sewer		
Sewer Type: City/Municipal		

Style of Home: **1 1/2 Storey**
 Construction: **Frame - Wood**
 Exterior: **Vinyl**
 Foundation: **Concrete Slab**
 Rain Screen:
 Renovations:
 # of Fireplaces: **0**
 Fireplace Fuel:
 Water Supply: **City/Municipal**
 Fuel/Heating: **Forced Air**
 Outdoor Area: **Patio(s)**
 Type of Roof: **Asphalt**

Reno. Year:
 R.I. Plumbing:
 R.I. Fireplaces:

Metered

Total Parking: **2** Covered Parking: **1** Parking Access: **Front**
 Parking: **Open**
 Dist. to Public Transit:
 Title to Land: **Freehold NonStrata**
 Property Disc.: **No**
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish:
 Sprinklers?: **No** Smoke Detectors?: **N**
 Bylaw Infractions?: **N**

Legal: **LOT B, DISTRICT LOT 360, RANGE 5, COAST DISTRICT PLAN PRP5341**

Amenities: **None**

Site Influences:
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	8'8 x 9'3			x			x
Main	Dining Room	8'8 x 10'4			x			x
Main	Living Room	14'6 x 15'2			x			x
Above	Master Bedroom	12'10 x 11'10			x			x
Above	Bedroom	9' x 11'10			x			x
Above	Bedroom	9'5 x 11'5			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 600	Bachelor Units:	Income as at:	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 600	1 Bed Units:		1	Main	2	No	Barn:
Finished Floor (Below): 0	2 Bed Units:	Income/annum:	2	Above	4	Yes	Workshop/Shed:
Finished Floor (Basement): 0	3 Bed Units:	Less Op. Exp:	3				Pool:
Finished Floor (Total): 1,200 sq. ft.	Other Units:	Net Op. Income:	4				Garage Sz:
	Suite:		5				Grg Dr Ht:
Unfinished Floor: 0	Crawl/Bsmt. Height:		6				
Grand Total: 1,200 sq. ft.	Basement: None		7				
			8				

Listing Broker(s): **RE/MAX Coast Mountains**

Looking for an investment or maybe you want to live on one side and rent out the other? This duplex has 3 bedrooms, 1 1/2 bathrooms on each side. One side is vacant and ready for you to live in or rent out. The choice is yours. Other side is currently rented. Updates to side A includes new kitchen, flooring, paint, updated light fixtures, and updates to both bathrooms. The roof was replaced in 2014.