



Presented by:
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Active
R2413105

Board: H
 Fourplex

46147 PRINCESS AVENUE

Chilliwack
 Chilliwack E Young-Yale
 V2P 2A8

Multifamily
\$939,000 (LP)

(SP)



Sold Date:	Frontage (feet): 66.00	Original Price: \$939,000
Meas. Type: Feet	# of Rooms: 24	Frontage (metres): 20.12
Depth / Size (ft.): 115'	Bedrooms: 8	Approx. Year Built: 1992
Lot Area (sq.ft.): 7,590.00	Beds in Bsmt: 0	Age: 27
Flood Plain: Yes	Beds not in Bsmt: 8	Zoning: R5
Rear Yard Exp:	Bathrooms: 4	Gross Taxes: \$3,951.05
Council Apprv?:	Full Baths: 4	For Tax Year: 2019
If new, GST/HST inc?:	Half Baths: 0	Tax Inc. Utilities?: No
	P.I.D.: 002-374-994	Tour:

View: **No :**

Complex / Subdiv:

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

Sewer Type: **City/Municipal**

Style of Home: **2 Storey**
 Construction: **Frame - Wood**
 Exterior: **Vinyl**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **4**
 Fireplace Fuel: **Gas - Natural**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Baseboard, Electric, Natural Gas**
 Outdoor Area: **Patio(s) & Deck(s)**
 Type of Roof: **Asphalt**

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

Metered

Total Parking: **8** Covered Parking: **0** Parking Access: **Front, Rear**
 Parking: **Open**
 Dist. to Public Transit:
 Title to Land: **Freehold NonStrata**

Property Disc.: **No**
 Fixtures Leased: **No :**
 Fixtures Rmvd: **No :**
 Floor Finish: **Mixed**
 Sprinklers?: **No** Smoke Detectors?: **N**
 Bylaw Infractions?: **N**

Legal: **LOT 8, BLOCK 20, PLAN NWP1737, NEW WESTMINSTER LAND DISTRICT, DIVISION E**

Amenities: **None**

Site Influences: **Shopping Nearby**
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	9'1 x 13'9	Main	Bedroom	12'8 x 8'10	Above	Living Room	12'10 x 16'2
Main	Dining Room	8'4 x 12'6	Main	Bedroom	10'6 x 11'7	Above	Laundry	6'4 x 6'7
Main	Living Room	12'10 x 16'2	Above	Kitchen	9'1 x 13'9	Above	Bedroom	12'8 x 8'10
Main	Laundry	6'4 x 6'7	Above	Dining Room	8'4 x 12'6	Above	Bedroom	10'6 x 11'7
Main	Bedroom	12'8 x 8'10	Above	Living Room	12'10 x 16'2			x
Main	Bedroom	10'6 x 11'7	Above	Laundry	6'4 x 6'7			x
Main	Kitchen	9'1 x 13'9	Above	Bedroom	12'8 x 8'10			x
Main	Dining Room	8'4 x 12'6	Above	Bedroom	10'6 x 11'7			x
Main	Living Room	12'10 x 16'2	Above	Kitchen	9'1 x 13'9			x
Main	Laundry	6'4 x 6'7	Above	Dining Room	8'4 x 12'6			x

Finished Floor (Main):	2,000	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):	2,000	2 Bed Units: 4	Income/annum:	2	Main	4	No	Workshop/Shed:
Finished Floor (Basement):	0	3 Bed Units:	Less Op. Exp:	3	Above	4	No	Pool:
Finished Floor (Total):	4,000 sq. ft.	Other Units:	Net Op. Income:	4	Above	4	No	Garage Sz:
		Suite:		5				Grg Dr Ht:
Unfinished Floor:	0	Crawl/Bsmt. Height:		6				
Grand Total:	4,000 sq. ft.	Basement: None		7				
				8				

Listing Broker(s): **RE/MAX Nyda Realty Inc.**

Great opportunity to own a 4-plex rental property Each unit features 2-good sized bedroom's, 4-piece bathroom and is 1000 sq ft. Large kitchens, separate dining area, large living room with South facing exposure to allow lots of natural lighting, the upper units have a patio decks off the front. Each with their own laundry-rooms as well as individual storage rooms for each unit.