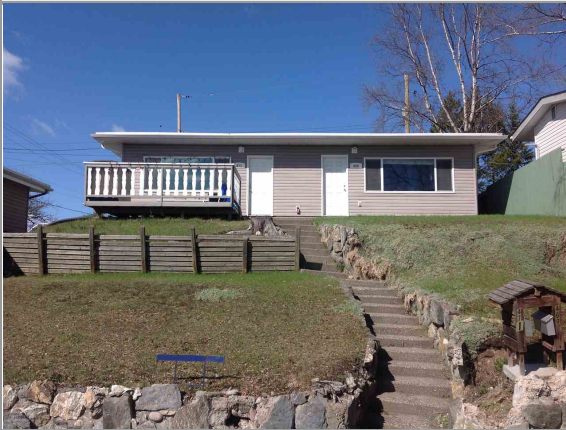


Active
R2362070
 Board: N, Multifamily
 Duplex

469 LYON STREET

PG City West (Zone 71)
 Quinson
 V2M 3K9

\$289,000 (LP)
 (SP)



Days on Market: 103	List Date: 4/19/2019	Expiry Date: 8/31/2019
Previous Price: \$299,000	Original Price: \$314,900	Sold Date:
Meas. Type: Feet	Frontage (feet): 0.00	Frontage (metres): 0.00
Depth / Size:	# of Rooms: 8	Approx. Year Built: 1960
Lot Area (sq.ft.): 6,000.00	Bedrooms: 3	Age: 59
Flood Plain: No	Beds in Bsmt: 0	Zoning: RT2
Rear Yard Exp: West	Beds not in Bsmt: 3	Gross Taxes: \$2,322.26
If new, GST/HST inc?:	Bathrooms: 2	For Tax Year: 2018
Council Apprv?:	Full Baths: 2	Tax Inc. Utilities?: No
P.I.D.: 017-505-291	Half Baths: 0	Tour:
View: No :		
Complex / Subdiv: Quinson		
Services Connected: Electricity, Natural Gas, Sanitary Sewer		
Sewer Type: Sanitation		

Style of Home: Rancher/Bungalow	Total Parking:	Covered Parking:	Parking Access:
Construction: Frame - Wood	Parking: Open		
Exterior: Vinyl	Dist. to Public Transit:		Dist. to School Bus:
Foundation: Concrete Slab	Title to Land: Freehold NonStrata		
Rain Screen:	Seller's Interest: Registered Owner		
Renovations:	Property Disc.: Yes		
# of Fireplaces: 0	Fixtures Leased: No :		
Fireplace Fuel:	Fixtures Rmvd: No :		
Water Supply: City/Municipal	Floor Finish: Mixed		
Fuel/Heating: Baseboard, Electric, Forced Air	Sprinklers?: No		Smoke Detectors?: Yes
Outdoor Area: Sundeck(s)	Bylaw Infractions?: N		
Type of Roof: Torch-On			

Legal: PARCEL C(P234222) BLOCK 50 DIST LOT 937 CARIBOO DIST PLAN 752	Municipal Charges
Amenities:	Garbage:
Site Influences:	Water:
Features:	Dyking:
	Sewer:
	Other:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	10' x 14'			x			x
Main	Kitchen	9' x 10'			x			x
Main	Bedroom	10' x 9'6"			x			x
Main	Laundry	9'9" x 8'2"			x			x
Main	Living Room	10' x 14'			x			x
Main	Kitchen	10' x 9'			x			x
Main	Bedroom	13' x 9'8"			x			x
Main	Bedroom	9'7" x 10'2"			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 1,120	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	Main	4	No	Workshop/Shed:
Finished Floor (Basement): 0	3 Bed Units:	Less Op. Exp:	3				Pool:
Finished Floor (Total): 1,120 sq. ft.	Other Units:	Net Op. Income:	4				Garage Sz:
	Suite:		5				Grg Dr Ht:
Unfinished Floor: 0	Crawl/Bsmt. Height:		6				
Grand Total: 1,120 sq. ft.	Basement: None		7				
			8				

List Broker 1: RE/MAX Centre City Realty - Office: 250-562-3600	List Broker 2:	
List Desig Agt 1: Tab Baker - PREC - Phone: 250-613-1755	tabbaker@telus.net	Appointments: Phone L.R. First
List Desig Agt 2:	3:	Call: Tab or Theresa
Sell Broker 1:		Phone: 250-960-2373
Sell Sales Rep 1:	2:	3:
Owner: CHARLES HOUGHTALING		
Commission: 3% ON THE FIRST \$100,000 1 % ON THE BALANCE		Occupancy: Tenant

Realtor **Tenanted please allow 24 hour notice**
 Remarks:

Investor alert. Fabulous duplex fully rented to wonderful tenants. Rental income is \$1790.00 per month. 471 is a one bedroom unit and 469 is a two bedroom unit. Shared laundry and lots of parking. Conveniently located to all amenities