



Presented by:  
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**Active**  
**R2503271**

Board: H  
 Duplex

## 640-644 YALE STREET

Hope  
 Hope Center  
 VOX 1L0

Multifamily  
**\$509,000** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>75.00</b>	Original Price: <b>\$509,000</b>
Meas. Type: <b>Feet</b>	# of Rooms:	<b>5</b>	Frontage (metres): <b>22.86</b>
Depth / Size (ft.):	Bedrooms:	<b>2</b>	Approx. Year Built: <b>1964</b>
Lot Area (sq.ft.): <b>9,150.00</b>	Beds in Bsmt:	<b>0</b>	Age: <b>56</b>
Flood Plain: <b>No</b>	Beds not in Bsmt:	<b>2</b>	Zoning: <b>RS1</b>
Rear Yard Exp:	Bathrooms:	<b>1</b>	Gross Taxes: <b>\$2,910.82</b>
Council Apprv?:	Full Baths:	<b>1</b>	For Tax Year: <b>2019</b>
If new, GST/HST inc?:	Half Baths:	<b>0</b>	Tax Inc. Utilities?: <b>No</b>
	P.I.D.: <b>010-413-596</b>		Tour:

View: **No :**

Complex / Subdiv:

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

Sewer Type: **City/Municipal**

Style of Home: **Rancher/Bungalow**

Construction: **Frame - Wood**

Exterior: **Vinyl**

Foundation: **Concrete Perimeter**

Rain Screen:

Renovations:

# of Fireplaces: **0**

Fireplace Fuel: **None**

Water Supply: **City/Municipal**

Fuel/Heating: **Forced Air, Natural Gas**

Outdoor Area: **Patio(s)**

Type of Roof: **Metal**

Reno. Year:

R.I. Plumbing:

R.I. Fireplaces:

Metered

Total Parking: **4**

Covered Parking: **2**

Parking:

Dist. to Public Transit:

Title to Land: **Freehold NonStrata**

Parking Access: **Front**

Dist. to School Bus:

Property Disc.: **Yes**

Fixtures Leased: **No :**

Fixtures Rmvd: **No :**

Floor Finish:

Sprinklers?: **No**

Bylaw Infractions?: **0**

Smoke Detectors?: **Y**

Legal: **LOT 17, PLAN KAP5009, DISTRICT LOT 14, YALE DIV OF YALE LAND DISTRICT**

Amenities: **None**

Site Influences:

Features: **Clothes Washer/Dryer, Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
<b>Main</b>	<b>Living Room</b>	<b>14'6 x 15'</b>			<b>x</b>			<b>x</b>
<b>Main</b>	<b>Kitchen</b>	<b>10' x 12'6</b>			<b>x</b>			<b>x</b>
<b>Main</b>	<b>Master Bedroom</b>	<b>11' x 14'6</b>			<b>x</b>			<b>x</b>
<b>Main</b>	<b>Bedroom</b>	<b>10'3 x 11'6</b>			<b>x</b>			<b>x</b>
<b>Main</b>	<b>Laundry</b>	<b>7'8 x 11'</b>			<b>x</b>			<b>x</b>
		<b>x</b>			<b>x</b>			<b>x</b>
		<b>x</b>			<b>x</b>			<b>x</b>
		<b>x</b>			<b>x</b>			<b>x</b>
		<b>x</b>			<b>x</b>			<b>x</b>
		<b>x</b>			<b>x</b>			<b>x</b>

Finished Floor (Main):	<b>745</b>	Bachelor Units:	Income as at:	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	1 Bed Units:		1	<b>Main</b>	<b>4</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>0</b>	2 Bed Units:	Income/annum:	2				Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	3 Bed Units:	Less Op. Exp:	3				Pool:
Finished Floor (Total):	<b>745 sq. ft.</b>	Other Units:	Net Op. Income:	4				Garage Sz:
		Suite:		5				Grg Dr Ht:
Unfinished Floor:	<b>0</b>	Crawl/Bsmt. Height:		6				
Grand Total:	<b>745 sq. ft.</b>	Basement: <b>None</b>		7				
				8				

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

**SIDE BY SIDE DUPLEX IN THE BEST AREA OF HOPE. HUGE 75 X 122 LOT. 900 SQUARE FEET ON EACH SIDE, EACH UNIT HAS FULL LAUNDRY AND FURNACES. LARGE GARAGES FOR EACH. LIVE IN ONE AND RENT OUT THE OTHER. FANTASTIC INVESTMENT. LEGAL BUT NON CONFORMING. ONE UNIT WILL BE VACANT AND AVAILABLE TO OCCUPY IN EARLY NOVEMBER. WALKING DISTANCE TO SCHOOLS, GOLF COURSE, ROTARY TRAILS AND RIVERS.**