

Presented by:

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640-644 YALE STREET



Tour:

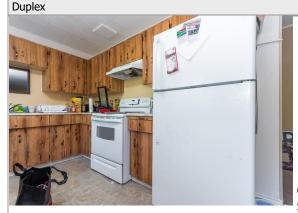
Dist. to School Bus:

R2503271 Board: H

Hope Hope Center VOX 1L0

Multifamily \$509,000 (LP)

(SP) M



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

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: Vinvl

Foundation: **Concrete Perimeter**

Rain Screen: Renovations:

of Fireplaces: 0 Fireplace Fuel: None City/Municipal Water Supply:

Fuel/Heating: Forced Air, Natural Gas

Outdoor Area: Patio(s) Type of Roof: Metal

Total Parking: 4 Covered Parking: 2 Parking Access: Front

P.I.D.: 010-413-596

Parking: Garage; Single Dist. to Public Transit:

Title to Land: Freehold NonStrata

Property Disc.: Yes Fixtures Leased: No: Fixtures Rmvd: No: Floor Finish:

Sprinklers?: Nο

Smoke Detectors?: Y Bylaw Infractions?: 0

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7 8

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

Metered

Reno. Year:

R.I. Plumbing:

R.I. Fireplaces:

Amenities: None

Site Influences:

Unfinished Floor:

Grand Total:

Clothes Washer/Dryer, Refrigerator, Stove Features:

| Floor | Туре | Dime | nsions | Floor | Туре | Dimensio | ns F | loor T | уре | Dimensions | |
|----------------------------------|----------------|-------------|--------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|----------|----------|----------------|----------|----------------|--|
| Main Living Room | | 14'6 x 15' | | | | x | | | | X | |
| Main | Kitchen | 10' | x 12'6 | | | x | | | | X | |
| Main | Master Bedroom | 11' | x 14'6 | | | x | | | | x | |
| Main | Bedroom | 10'3 | x 11'6 | | | x | | | | x | |
| Main | Laundry | 7'8 | 7'8 x 11' | | | x | | | | x | |
| | | 1 | X | | | x | | | | X | |
| | | 1 | X | | | x | | | | X | |
| | | | X | | | x | | | | X | |
| | | | X | | | x | | | | X | |
| | | X | | | | X | | | | x | |
| Finished Flo | oor (Main): | 745 | Bachelor | Units: | Income as at: | Ba | th Flo | or # of Pieces | Ensuite? | Outbuildings | |
| Finished Floor (Above): 0 | | 0 | 1 Bed Units: | | | 1 | . Ma | in 4 | No | Barn: | |
| Finished Flo | oor (Below): | 0 | 2 Bed Un | its: | Income/annum: | 2 | <u> </u> | | | Workshop/Shed: | |
| Finished Floor (Basement):0 | | 0 | 3 Bed Units: | | Less Op. Exp: | 3 | 3 | | | Pool: | |
| Finished Floor (Total): | | 745 sq. ft. | | its: | Net Op. Income: | 4 | ļ. | | | Garage Sz: | |
| | | | Suite: | | | 5 | 5 | | | Grg Dr Ht: | |
| 11.6 | | | | and the factor of the factor o | | | | | | | |

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.

745 sq. ft.

Crawl/Bsmt. Height:

Basement: None