

Active

R2212889

Board: V , Multifamily

Fourplex

7769-7771 DAVIES STREET

Burnaby East

Edmonds BE

V3N 3H5

\$1,600,000 (LP)

(SP)

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Days on Market: 50

Previous Price: \$1,650,000

Meas. Type: Feet

Depth / Size: 112

Lot Area (sq.ft.): 7,392.00

Flood Plain:

Rear Yard Exp: East

If new, GST/HST inc?:

Council Apprv?:

P.I.D.: 002-743-141

View:

Complex / Subdiv:

Services Connected: Electricity, Natural Gas, Water

List Date: 10/9/2017

Original Price: \$1,680,000

Frontage (feet): 66.00

# of Rooms: 23

Bedrooms: 9

Beds in Bsmt: 0

Beds not in Bsmt: 9

Bathrooms: 5

Full Baths: 5

Half Baths: 0

Expiry Date: 12/31/2017

Sold Date:

Frontage (metres): 20.12

Approx. Year Built: 1975

Age: 42

Zoning: R5

Gross Taxes: \$6,596.62

For Tax Year: 2017

Tax Inc. Utilities?:

Tour: Virtual Tour URL

Style of Home: 2 Storey w/Bsmt.

Construction: Frame - Wood

Exterior: Brick, Mixed, Stucco

Foundation: Concrete Perimeter

Rain Screen:

Renovations:

# of Fireplaces: 0

Fireplace Fuel:

Water Supply: City/Municipal

Fuel/Heating: Forced Air, Natural Gas

Outdoor Area: Balcny(s) Patio(s) Dck(s)

Type of Roof: Asphalt

Reno. Year:

R.I. Plumbing:

R.I. Fireplaces:

Total Parking: 4

Covered Parking: 2

Parking Access: Lane

Parking: Garage; Double

Dist. to Public Transit: 1blk

Title to Land: Freehold NonStrata

Seller's Interest: Registered Owner

Property Disc.: Yes:

Fixtures Leased: No :

Fixtures Rmvd: :

Floor Finish:

Sprinklers?: No

Bylaw Infractions?: N

Smoke Detectors?: No

Legal: PL NWP16816 LT 2 DL 29 LD 36

Amenities:

Site Influences: Central Location, Recreation Nearby, Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings

Municipal Charges

Garbage:

Water:

Dyking:

Sewer:

Other:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14' x 10'	Below	Living Room	11' x 10'	Above	Kitchen	10' x 9'
Main	Kitchen	10' x 9'	Below	Bedroom	10' x 10'	Above	Bedroom	12' x 10'
Main	Dining Room	9' x 9'	Below	Kitchen	8' x 7'	Above	Bedroom	11' x 10'
Main	Eating Area	8' x 7'	Main	Living Room	14' x 10'			x
Main	Bedroom	12' x 10'	Main	Kitchen	10' x 9'			x
Main	Bedroom	11' x 10'	Main	Dining Room	9' x 9'			x
Above	Living Room	11' x 10'	Main	Eating Area	8' x 7'			x
Above	Kitchen	10' x 9'	Main	Bedroom	12' x 10'			x
Above	Bedroom	12' x 10'	Main	Bedroom	11' x 10'			
Above	Bedroom	11' x 10'	Above	Living Room	11' x 10'			

Finished Floor (Main): 1,600	Bachelor Units: Income as at:	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 1,600	1 Bed Units:	1	Main	4	No	Barn:
Finished Floor (Below): 400	2 Bed Units: 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): 3,600 sq. ft.	Other Units: Net Op. Income:	4	Above	4	No	Garage Sz:
	Suite:	5	Bsmt	4	No	Door Height:
Unfinished Floor: 0	Crawl/Bsmt. Height:	6				
Grand Total: 3,600 sq. ft.	Basement: Partly Finished	7				
		8				

List Broker 1: Keller Williams Black Diamond - Office: 604-880-6000

List Sales Rep 1:Eric Vallee PREC\* - Phone: 604-788-5133

List Sales Rep 2:Juliana Vallee PREC\* - Phone: 778-822-8000

Sell Broker 1:

Sell Sales Rep 1:

Owner: Russell Stephens Mooney

Commission: 3.2% ON THE FIRST \$100,000 AND 1.15% ON THE BALANCE

List Broker 2:Keller Williams Black Diamond - Office: 604-880-6000

eric@valleerealestate.ca

Appointments: Touchbase

Call: Touchbase Only

Phone: 778-835-7097

Occupancy: Owner

Realtor

Remarks: Please TOUCHBASE for all appointments. PDS & Title Search is attached. Noted selling commission will be paid to agent who physically introduces buyer to the property, otherwise \$500 (excludes opens). Buyers to verify measurements. Showing times: Mon 1PM-2PM (all suites) •Mon 7PM-8PM (3 suites only)

Amazing investment!Well maintained spacious duplex lot located steps away from all amenities! 9 bedrooms. 2 beds up + 2 beds on each side of main, and 1 bed suite in basement. This solid S X S duplex is situated on a 7392 sqft lot.New roof and outside paint done in 2017+new windows installed in 2007.Great for first time home buyer, investor, or builder. Bring your creative ideas to uplift interior, and make perfect living for future use and value.Great opportunity to buy in fastest developing neighbourhood in Burnaby!This lucrative duplex lot features 5 units and 5 kitchens.Presently tenanted to long term tenants on month to month basis.Who doesn't dream of owning a home where they can live for FREE!? Or perhaps own an investment property where the rent would cover the mortgage in totality!

MLT Full Realtor

The enclosed information, while deemed to be correct, is not guaranteed. PREC\* indicates 'Personal Real Estate Corporation'.

11/28/2017 01:42 PM