



Presented by:
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Active
R2384285

Board: N
 Duplex

820 SPRUCE AVENUE

100 Mile House (Zone 10)
 100 Mile House - Town
 VOK 2E1

Multifamily
\$339,000 (LP)
 (SP)



Sold Date: _____ Frontage (feet): _____ Original Price: **\$339,000**
 Meas. Type: **Feet** # of Rooms: **18** Frontage (metres): _____
 Depth / Size (ft.): _____ Bedrooms: **9** Approx. Year Built: **1994**
 Lot Area (sq.ft.): **17,859.00** Beds in Bsmt: **0** Age: **25**
 Flood Plain: _____ Beds not in Bsmt: **9** Zoning: **R-2**
 Rear Yard Exp: _____ Bathrooms: **4** Gross Taxes: **\$3,077.26**
 Council Apprv?: _____ Full Baths: **4** For Tax Year: **2018**
 If new, GST/HST inc?: _____ Half Baths: **0** Tax Inc. Utilities?: **No**
 P.I.D.: **006-730-230** Tour: _____
 View: _____ : _____
 Complex / Subdiv: _____
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**
 Sewer Type: **City/Municipal**

Style of Home: **Split Entry**
 Construction: **Frame - Wood**
 Exterior: **Vinyl**
 Foundation: **Concrete Perimeter**
 Rain Screen: _____
 Renovations: **Partly**
 # of Fireplaces: **0**
 Fireplace Fuel: _____
 Water Supply: **City/Municipal**
 Fuel/Heating: **Forced Air, Natural Gas**
 Outdoor Area: **Patio(s) & Deck(s)**
 Type of Roof: **Asphalt**

Reno. Year: **2019**
 R.I. Plumbing: _____
 R.I. Fireplaces: _____

Metered

Total Parking: _____ Covered Parking: _____ Parking Access: _____
 Parking: **Open**
 Dist. to Public Transit: _____ Dist. to School Bus: _____
 Title to Land: **Freehold NonStrata**
 Property Disc.: **Yes**
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Laminate, Wall/Wall/Mixed**
 Sprinklers?: **No** Smoke Detectors?: **N**
 Bylaw Infractions?: **N**

Legal: **PL 22913 LT B DL 4847 LD 27**

Amenities:

Site Influences: **Central Location, Golf Course Nearby, Paved Road, Recreation Nearby, Shopping Nearby, Treed**
 Features: **Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Above	Kitchen	12' x 11'	Above	Dining Room	10' x 10'			x
Above	Dining Room	10' x 10'	Above	Living Room	20' x 10'			x
Above	Living Room	20' x 10'	Above	Bedroom	12' x 8'			x
Above	Bedroom	12' x 8'	Above	Bedroom	11' x 8'			x
Above	Bedroom	11' x 8'	Below	Bedroom	11' x 10'			x
Below	Bedroom	11' x 10'	Below	Bedroom	12' x 10'			x
Below	Bedroom	12' x 10'	Below	Master Bedroom	18' x 13'			x
Below	Family Room	18' x 13'	Below	Laundry	12' x 9'			x
Below	Laundry	12' x 9'			x			x
Above	Kitchen	12' x 11'			x			x

Finished Floor (Main): **1,750**
 Finished Floor (Above): **0**
 Finished Floor (Below): **1,750**
 Finished Floor (Basement): **0**
 Finished Floor (Total): **3,500 sq. ft.**

Unfinished Floor: **0**
 Grand Total: **3,500 sq. ft.**

Bachelor Units: _____ Income as at: _____
 1 Bed Units: _____
 2 Bed Units: _____ Income/annum: _____
 3 Bed Units: _____ Less Op. Exp: _____
 Other Units: _____ Net Op. Income: _____
 Suite: _____
 Crawl/Bsmt. Height: _____
 Basement: **Fully Finished**

Bath	Floor	# of Pieces	Ensuite?
1	Above	4	No
2	Below	3	No
3	Above	4	No
4	Below	3	No
5			
6			
7			
8			

Outbuildings
 Barn: _____
 Workshop/Shed: _____
 Pool: _____
 Garage Sz: _____
 Grg Dr Ht: _____

Listing Broker(s): **Royal LePage 100 Mile R (108)**

Duplex is on the bus route and close enough to walk to all the town shops and services. Each side has 4 bedrooms and 2 baths. Vacant side is presently being renovated. Other unit is presently rented by long-term tenant. Live in one side and rent the other as a revenue-generator. VENDOR MAY ENTERTAIN CARRYING A MORTGAGE. L#9594