



Presented by:  
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**Active**  
**R2498191**

Board: H  
 Duplex

## 9469 PAULA CRESCENT

Chilliwack  
 Chilliwack E Young-Yale  
 V2P 6H1

Multifamily  
**\$925,000** (LP)  
 (SP)



Sold Date:	Frontage (feet):	<b>145.00</b>	Original Price: <b>\$925,000</b>
Meas. Type: <b>Feet</b>	# of Rooms:	<b>12</b>	Frontage (metres): <b>44.20</b>
Depth / Size (ft.): <b>75</b>	Bedrooms:	<b>4</b>	Approx. Year Built: <b>1973</b>
Lot Area (sq.ft.): <b>10,890.00</b>	Beds in Bsmt:	<b>0</b>	Age: <b>47</b>
Flood Plain: <b>Yes</b>	Beds not in Bsmt:	<b>4</b>	Zoning: <b>R1-B</b>
Rear Yard Exp: <b>North</b>	Bathrooms:	<b>2</b>	Gross Taxes: <b>\$3,296.93</b>
Council Apprv?:	Full Baths:	<b>2</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>004-897-943</b>		Tour: <b>Virtual Tour URL</b>

View: **No :**

Complex / Subdiv:

Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**  
 Sewer Type: **City/Municipal**

Style of Home: **Split Entry**  
 Construction: **Frame - Wood**  
 Exterior: **Mixed**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations:  
 # of Fireplaces: **0**  
 Fireplace Fuel:  
 Water Supply: **City/Municipal**  
 Fuel/Heating: **Forced Air**  
 Outdoor Area: **Balcony(s)**  
 Type of Roof: **Torch-On**

Reno. Year:  
 R.I. Plumbing:  
 R.I. Fireplaces: **0**

Metered

Total Parking: **6** Covered Parking: **2** Parking Access: **Lane**  
 Parking: **Carport; Single**  
 Dist. to Public Transit: **1 block** Dist. to School Bus: **1 block**  
 Title to Land: **Freehold NonStrata**  
 Property Disc.: **No**  
 Fixtures Leased: **No :**  
 Fixtures Rmvd: **No :**  
 Floor Finish: **Mixed**  
 Sprinklers?: **No** Smoke Detectors?: **Y**  
 Bylaw Infractions?: **N**

Legal: **LOT 178, PLAN NWP40108, DISTRICT LOT 334, GROUP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities: **None**

Site Influences: **Central Location**  
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'3 x 12'7	Main	Living Room	15'3 x 12'7			x
Main	Kitchen	8'10 x 11'	Main	Kitchen	8'10 x 11'			x
Main	Bedroom	12'3 x 10'9	Main	Bedroom	12'3 x 10'9			x
Main	Bedroom	12'4 x 9'5	Main	Bar Room	12'4 x 9'5			x
Below	Bedroom	15' x 10'9	Below	Recreation	15' x 10'9			x
Below	Other	22'10 x 10'10	Below	Other	22'10 x 10'10			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	<b>1,784</b>	Bachelor Units:	Income as at:	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	1 Bed Units:		1	Main	<b>4</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>1,042</b>	2 Bed Units:	Income/annum:	2	Main	<b>4</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	3 Bed Units:	Less Op. Exp:	3			<b>No</b>	Pool:
Finished Floor (Total):	<b>2,826 sq. ft.</b>	Other Units:	Net Op. Income:	4			<b>No</b>	Garage Sz:
		Suite:		5			<b>No</b>	Grg Dr Ht:
Unfinished Floor:	<b>0</b>	Crawl/Bsmt. Height:		6			<b>No</b>	
Grand Total:	<b>2,826 sq. ft.</b>	Basement: <b>Part, Partly Finished</b>		7			<b>No</b>	
				8			<b>No</b>	

Listing Broker(s): **Royal LePage Wheeler Cheam**

**Excellent holding property or potential building development. Approx 145' frontage by 75' deep total. Both sides of the duplex are currently rented with excellent long term tenants and show amazing. Extremely well kept and a pleasure to show. Basically a mirror of each other. Main floor includes 2 bedrooms, 1 full bathroom, living room, kitchen and patio. Basement has rec room, laundry and 4th bedroom. Single car garage plus tons of extra parking. Oversized backyards, 1 fully fenced, the other partially fenced. New roof, furnaces and some updated windows. Check Matterport scan to virtually walk through both properties.**