

2180 COLUMBIA AVENUE

Area	Trail
Sub Area	Trail
Туре	Full Duplex
Storeys	Two Storey
Taxes	\$1,402 (12013)
MLS®	2393173
Age	
age	

Status Active
Possession
Title Freehold
List Price \$125,000

Price Sold Date Sold

INTERIOR	EXTERIOR		SERVICES
4	Exterior Finish Stucco	Heat	Electric Baseboards

1939

RES

Bedrooms	4	Exterior Finish	Stucco	Heat	Electric Baseboards
Bathrooms	2	Construction	Frame - Wood	Fuel	Electricity
Ensuite		Roof	Asphalt/Fibreglass Shingles	Water	Municipal
Remodelled		Foundation	Concrete	Sewer	Sewer
Fireplace Types		Basement			
Fin./Roughed-In		Basement Devel			

ROOMS (Total Sqft: 1,560)					EXTERIOR FEATURES		
	Bsmt	Main	Above	Below	Lot Width	35	Lot Area (sqft)
Totals Sqft		780		780	Lot Depth	41	Lot Size (acres)
Entrance					Parking		
Living Room	10x14	14x13			Covered		
Dining Room					Site Influences		
Kitchen	14x10	15x13			Water Influence		
Master Bdrm	11x11	10x10			Equip Included		
Bathroom	Х	X			Restrictions		
Bedroom	12x8	10x10					LEGAL & MORTGAGE
Laundry Rm	X				Legal	LOT 2 DIS	TRICT LOT 4598 KOOTENAY DISTRICT PLAN 1923
					Mortgage Balance Monthly Pymt Interest Rate Due Date Mortgagee		

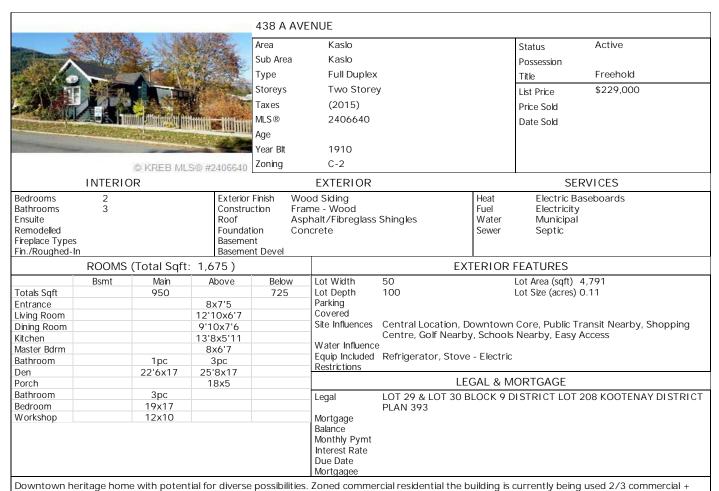
² bedroom unit, rent out the bottom 2 bedroom unit, or rent out both. Both are currently being rented, with long term tenants. Listed By: Re/Max All Pro Realty

	1000	A		956 NELS	ON AVENUE				
		1	Market Market	Area	Trail			Status	Active
The state of		門田		Sub Area	Trail			Possession	
	1		/	Туре	Triplex			Title	Freehold
A STATE OF THE PARTY OF THE PAR			No. The Land	J.	TTIPICX				
The second second		Ph	THE THE	Storeys				List Price	\$139,900
		大	E ALE S	Taxes	\$1,367 (20	14)		Price Sold	
		THE PERSON NAMED IN		MLS®	2406920			Date Sold	
		AND DESCRIPTIONS	and the same of th	Age					
				Year Blt	1934				
	-		SHOUNDER	Zoning	Multi				
	The state of the s	MREETML	S@ #2406920	Zoning	Multi				
	INTERIC)R			EXTERIOR			SEF	RVICES
Bedrooms	5		Exterior I	Finish Stu	ICCO		Heat	Forced Air	=
Bathrooms	3		Construc		me - Wood		Fuel	Natural G	as
Ensuite			Roof		ohalt/Fibreglass	Shingles	Water	Municipal	
Remodelled			Foundati		ncrete		Sewer	Sewer	
Fireplace Type Fin./Roughed			Basemen Basemen						
Till./Rougileu		/T-+-1 Cf+	•	it Devel	EVIEDIOD FEATURES				
		(Total Sqft	· · · · · · · · · · · · · · · · · · ·		EXTERIOR FEATURES				
	Bsmt	Main	Above	Below	Lot Width	35		Lot Area (sqft)	
Totals Sqft		904	600	800	Lot Depth	100		Lot Size (acres)	0.08
Entrance	10'2x10'4	4414014	17'10x8'8		Parking Covered				
Living Room Dining Room	10 2X 10 4	11'x13'4	17 10x8 8		Site Influences				
Kitchen	10'2x9'	13'8x9'2	11'6x9'6		Water Influence	•			
Master Bdrm	10 2 % 7	10'2x11'	11 027 0		Equip Included				
Bathroom	3рс	3pc	3рс		Restrictions				
Bedroom	10'8x10'8	11'x9'10	10'4x7'5				LEGAL & M	ORTGAGE	
Bedroom			10'x10'8		Legal	PL 1119, Lt 8, B	3lk 68. DL 230). LD 26	
Nook		5'3x6'7			Mortgage	, 0, _	50, 52 200	,	
Porch		5'3x4'7			Balance				
Laundry Rm	9'2x17'7				Monthly Pymt				
Storage	6'11x9'				Interest Rate				
					Due Date				
					Mortgagee				

Great Investment Opportunity. This triplex is on a flat street in Columbia Heights close to the bus stop and covered stair system heading in to downtown Trail. Three self contained units with 3 gas meters, 3 electric meters, and a shared laundry. Each unit has a good kitchen, large bathroom and good living areas. The basement unit is a one bedroom suite and the middle unit and top floor units are each two bedroom suites. New roof in 2008 and all new electrical throughout the building. Very low vacancy in this building and have never had a problem attracting tenants, however, all three units are now vacant for the purpose of selling. Has rented for \$1500 per month total average over past 5 years and is a great revenue property. Ready for new ownership and new tenants. Call your REALTOR today. Listed By: Re/Max All Pro Realty

				200-202	12TH AVENUE S		
				Area	Cranbrook		Active
	ESTATE			Sub Area	Cranbrook South	Status	Active
	/		4			Possession	
	34	1		Туре	Full Duplex	Title	Freehold
A STATE OF THE STA				Storeys	Two Storey	List Price	\$179,000
			7 22 2	Taxes	\$2,385 (2014)	Price Sold	
				MLS®	2405232	Date Sold	
The state of the s	新加里 在	-		Age		Date sold	
		CANAL TO A	TALL THE	Year Blt			
		SEKRES MILE	#2405252		R1		
				Zoning	RI		
	INTERIO	R			EXTERIOR	9	SERVICES
Bedrooms Bathrooms Ensuite Remodelled Fireplace Type: Fin./Roughed-			Exterior Constru Roof Founda' Baseme Baseme	ction Fra Asp ion	yl me - Wood bhalt/Fibreglass Shingles	Heat Forced Fuel Natura Water Municip Sewer Sewer	l Gas
	ROOMS	(Total Sqft:	2,408)	EXTERIOR FEATURES			
	Bsmt	Main	Above	Below	Lot Width 66	Lot Area (sqft) 8,058
Totals Sqft		1,204	1,204		Lot Depth	Lot Size (acre	s) 0.185
Entrance					Parking		
Living Room		1x1			Covered Site Influences Cablevision Availa	ahla Dark Naarhy Duhlic	Transit Nearby
Dining Room Kitchen		1x1			Water Influence	able, I alk Nearby, I ublic	, Transit Near by
Master Bdrm		1x1			Equip Included		
Bathroom		17.1			Restrictions		
					L	EGAL & MORTGAGE	
					Legal Plan NEP669D Lo Mortgage Balance Monthly Pymt Interest Rate Due Date Mortgagee	ots 17 & 18 Blk 23 DL 5	LD 26

Side by side duplex- 2 bedrooms units with lots of heritage charm. Renting presently with long term tenants both sides. Great location. Close to downtown. Listed By: RE/MAX Blue Sky Realty



1/3 residential. Option to rent out for office/ retail/ health and wellness or easily converted into three studio apartments. The building is currently used as an accounting office by owner. The residential rental unit is renting out at \$ 550/m. More rental space is available. New roof 2012. Refinished wood floors upstairs. Lots of storage. Private yard. Beautiful views. Listed By: Fair Realty



	230 10TH AVENUE S								
ı	Area	Cranbrook	Status	Active					
	Sub Area	Cranbrook South	Possession						
>	Туре	Fourplex	Title	Freehold					
4	Storeys	Two Storey	List Price	\$229,900					
3	Taxes	\$2,992 (2014)	Price Sold						
	MLS®	2408581	Date Sold						
	Age								
	Year Blt	1924							

INTERIOR	EXTERIOR	SERVICES
Bedrooms 4	Exterior Finish Vinyl	Heat Forced Air
Bathrooms 4	Construction Frame - Wood	Fuel Natural Gas
Ensuite	Roof Asphalt/Fibreglass Shingles	Water Municipal
Remodelled	Foundation Concrete	Sewer Sewer
Fireplace Types	Basement	
Fin./Roughed-In	Basement Devel	

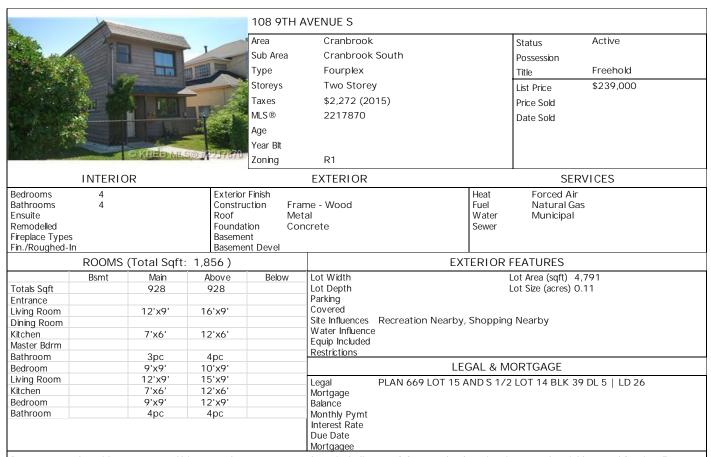
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ROOMS (Total Sqft: 2,175)					EXTERIOR FEATURES		
Bsmt	Main 1,090 10'4x12'10 13'5x5'5 8'7x10'2	Above 1,085 9'6x10'6 7'5x8'9	Below		33 122	Lot Area (sqft) 4,007 Lot Size (acres) 0.092	
	3pc 9'6x12'3	4pc 1x1		Restrictions		LEGAL & MORTGAGE	
	13'6x9'5 9'4x9'11 4pc	1x1 1x1 1x1		Mortgage Balance Monthly Pymt Interest Rate Due Date	Lot 3 KD Pl	lan NEP669E LD 26 DL 5 Block 25	
		Bsmt Main 1,090 10'4x12'10 13'5x5'5 8'7x10'2 10'5x10'11 3pc 9'6x12'3 13'6x9'5 9'4x9'11	Bsmt Main Above 1,090 1,085 10'4x12'10 9'6x10'6 13'5x5'5 8'7x10'2 7'5x8'9 10'5x10'11 11'6x10'7 3pc 4pc 9'6x12'3 1x1 13'6x9'5 1x1 9'4x9'11 4pc 1x1	Bsmt Main Above Below 1,090 1,085 10'4x12'10 9'6x10'6 13'5x5'5 8'7x10'2 7'5x8'9 10'5x10'11 11'6x10'7 3pc 4pc 9'6x12'3 1x1 13'6x9'5 1x1 9'4x9'11 4pc 1x1	Bsmt Main Above Below Lot Width	Bsmt Main Above Below Lot Width 33 Lot Depth 122 Parking Covered 13'5x5'5 Site Influences Water Influence Equip Included Restrictions Restrictions Pi'4x9'11 Mortgage Balance Tx1 Monthly Pymt Interest Rate Due Date Date	

Non conforming 4 plex with rents grossing \$2300 per month located on Baker Hill on a 33x122 lot. Adjacent lot is available to purchase separately. Unit 1 is a studio and located in the front section of the home and is rented for \$500 per month. Unit 2 is a two bedroom larger unit at the back section of the main floor and is rented for \$800 per month. Two upper units with separate entry are rented respectively for \$500 and \$550 per month. Rent inclues heat and hot water and tenants pay their own electrical with separate metering. Great potential investment property. Live in one unit and use remaining rents to pay your mortgage. *Suites contravene zoning* Listed By: Royal LePage East Kootenay Realty

	as the Man	The same	1	2123 21	ID STREET S				
-			The state of	Area	Cranbrook		Status	Active	
	-			Sub Area	Cranbrook South		Possession		
(In)	100		- Told	Туре	Full Duplex		Title	Freehold	
				Storeys	Bi-Level		List Price	\$229,900	
			The same of	Taxes	\$2,398 (2015)		Price Sold		
BARNEN BY			Shake in	MLS®	2409006		Date Sold		
	-			Age			Date 30id		
				Year Blt					
The state of				Zoning	RD				
l		© KREB MLS	® #2409006	Zoning					
	INTERIC)R			EXTERIOR			RVICES	
Bedrooms Bathrooms Ensuite Remodelled Fireplace Type Fin./Roughed			Exterior Constru Roof Founda Baseme Baseme	ction F A tion C	Vood Siding rame - Wood sphalt/Fibreglass Shingles oncrete	Heat Fuel Water Sewer		aseboards, Space Heater ,, Natural Gas	
	ROOMS	(Total Sqft:	2,688)		EXTERIOR FEATURES				
	Bsmt	Main	Above	Below	Lot Width		Lot Area (sqft)	4,530	
Totals Sqft		1,344			Lot Depth		Lot Size (acres)	0.104	
Entrance		12'x18'5			Parking Covered				
Living Room Dining Room		12 X18 5			Site Influences				
Kitchen		13'8x7'1			Water Influence				
Master Bdrm		9'11''x8'11			Equip Included Refrigerator, Stove	e - Electric			
Bathroom	4pc				Restrictions				
Bedroom	11'6x13'10	9x9'10			LE	.GAL & M	ORTGAGE		
Rec Room	8'8x10'8				Legal PLAN NEP9435 LC Mortgage Balance Monthly Pymt Interest Rate Due Date Mortgagee	0T1 DL35 L	.D26		

Side-by-Side Duplex close to hospital, golf course, schools and college. What a great investment property! With long term tenants (17 years) so fantastic rental history. With a total of 1344 sq. ft. per unit, 2 bedrooms on the main, 1 bedroom in the basement. Listed By: RE/MAX Blue Sky Realty



Downtown 4 plex with a great rental history and many recent updates including ro of, furnace, landscaping, in-ground sprinklers, and fencing. Four 1 bdrm units with a total rent of \$2200 per month. Why not buy this and live for free! | Listed By: RE/MAX Blue Sky Realty



436 FIFTH AVENUE

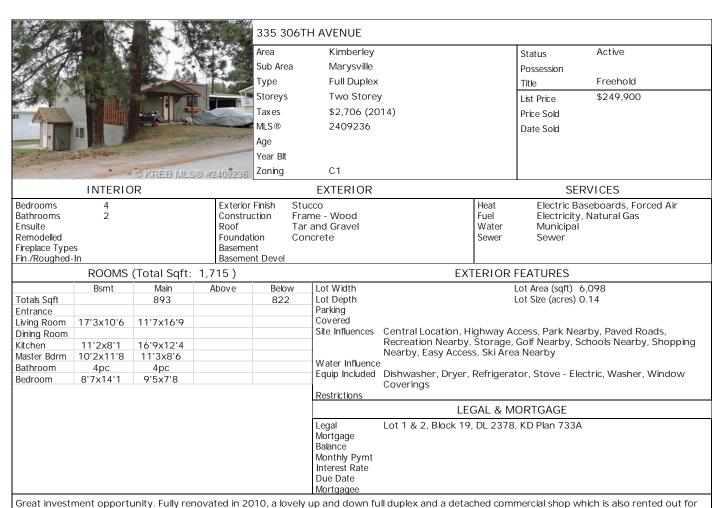
Area	Midway	Status	Active
Sub Area	Midway	Possession	
Туре	Full Duplex	Title	Freehold
Storeys	Split (2 level)	List Price	\$249,000
Taxes	\$2,104 (2014)	Price Sold	
MLS®	2407068	Date Sold	
Age			
Year Blt	1997		
Zoning	R2		

Bedrooms	3	Exterior Finish	Stucco	Heat	Forced Air	
Bathrooms	2	Construction	Frame - Wood	Fuel	Natural Gas	
Ensuite		Roof	Asphalt/Fibreglass Shingles	Water	Municipal	
Remodelled		Foundation	Concrete	Sewer	Sewer	
Fireplace Types		Basement				
Fin./Roughed-In		Basement Deve	el			

ROOMS (Total Sqft: 2,400) EXTERIOR FEATURES

	Bsmt	Main	Above	Below	Lot Width	50 Lot Area (sqft) 5,488			
Totals Sqft		1,300	1,100		Lot Depth	110 Lot Size (acres) 0.126			
Entrance					Parking				
Living Room		14'3x15'5			Covered				
Dining Room		9'2x11			Site Influences				
Kitchen		8x8'5				Nearby, Family Oriented			
Master Bdrm			12'5x12'5		Water Influence				
Bathroom		X	x		Equip Included Dishwasher, Dryer, Refrigerator, Stove - Electric, Washer				
Laundry Rm		6'10x5			Restrictions				
Bedroom			9x8'4			LEGAL & MORTGAGE			
Bedroom			10'5x8'1		Legal	Parcel Z Portion (KH38624) BLK 47 DL 501 SDYD PL KAP3			
					Mortgage Balance Monthly Pymt				
					Interest Rate				
					Due Date				
					Mortgagee				

Awesome I nvestment! Well below tax assessed value! Full duplex for sale in sunny Midway. Currently the duplex brings in \$1400 per month. Each unit offers 3 bedrooms, 2 bathrooms and a private backyard. Close to schools and amenities. Low risk investment, live on one side and let your renter pay your mortgage or rent them both and put money in your pocket! Listed By: RE/MAX Realty Solutions



additional rental income. Each unit has 2 bedrooms, a full bathroom, living area and kitchen/dining areas. Extensive interior/exterior renovations includes 2 new kitchens, 2 full baths, 2 bedrooms with patio or decks, new furnaces, HW heaters, windows, plumbing, electrical, flooring, siding & more. Double carport and additional parking. Detached storage for each unit. Great central location close to shopping. Current rental income with duplex and detached commercial building \$1750/month. Listed By: Royal LePage East Kootenay Realty



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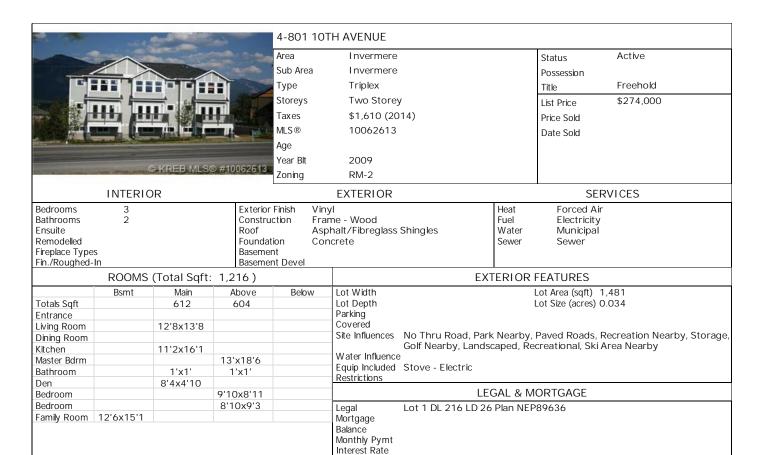
	Area	Midway	Status	Active
	Sub Area	Midway	Possession	
	Туре	Full Duplex	Title	Freehold
	Storeys	Two Storey	List Price	\$259,000
	Taxes	\$2,104 (2012)	Price Sold	
	MLS®	2217770	Date Sold	
ľ	Age			
	Year Blt	1997		
	7oning	RES 2		

INTERIOR	EXTERIOR	SERVICES

Bedrooms	6	Exterior Finish Stu	ucco	Heat	Forced Air
Bathrooms	3	Construction Fra	ame - Wood	Fuel	Natural Gas
Ensuite		Roof As	phalt/Fibreglass Shingles	Water	Municipal
Remodelled		Foundation Co	ncrete	Sewer	
Fireplace Types					
Fin./Roughed-In		Basement Devel			
	ROOMS (Total Sqft: 2,4	100)	EXT	ERIOR FEA	TURES

	ROOMS	(Total Sqrt.	2,400)		EXTERIOR LEATURES		
	Bsmt	Main	Above	Below	Lot Width	50 Lot Area (sqft) 5,662	
Totals Sqft		1,300	1,100		Lot Depth	Lot Size (acres) 0.13	
Entrance					Parking		
Living Room					Covered		
Dining Room						Central Location, Recreation Nearby, Rural Setting	
Kitchen					Water Influence		
Master Bdrm						Dishwasher, Dryer, Refrigerator, Washer	
Bathroom					Restrictions		
Datin Com						LEGAL & MORTGAGE	
					Legal Mortgage Balance Monthly Pymt Interest Rate Due Date Mortgagee	PARCEL V (KH38625) BLOCK 47 DL501 SDYD PLAN 3	

Spacious full duplex located in quiet & relaxing Midway, B.C.; has 3 bedrooms & 2.5 bathrooms on each side with fenced-in backyard & low maintenance. Extremely well-kept 13-yr old duplex, income producing, excellent tenant in place. Listed By: Macdonald Realty Kelowna

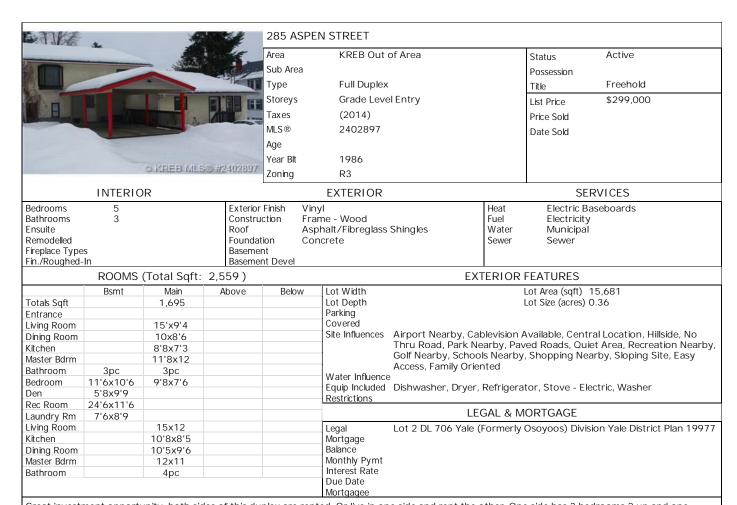


Timing couldn't be better to own this fee simple town home in Invermere. Offering you 3 bedrooms, 1.5 baths, hardwood, black appliances, two decks, single car garage and walking distance to the downtown core. No strata fee or GST and comes furnished. Listed By: MaxWell Realty Invermere

Due Date Mortgagee



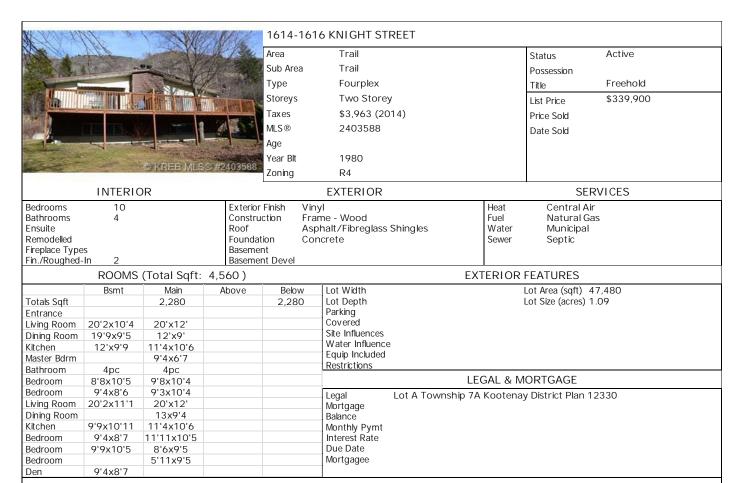
marysville side by side duplex. Each side has 2 bedrooms with separate decks and entries. Total privacy on each side. One unit is 800 sq ft and the other approx 750 sq ft. There is a 650 sq ft basement with a recroom, kitchen, laundry full bath and bedroom - this is a great teenager space allowing privacy for everyone. Large landscaped lot with large back yard. There is a small shop and gazebo. Close to schools, parks and recreational trails. Easy 20 minute drive to Cranbrook and only 10 to Kimberley Listed By: Re/Max Caldwell Agencies Ltd.



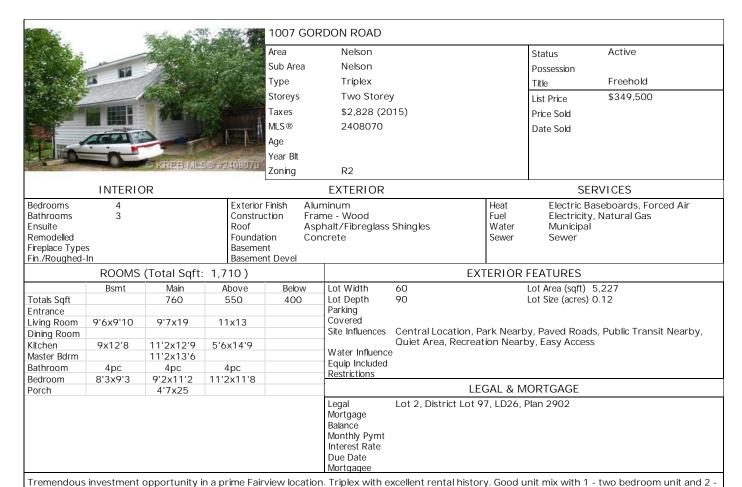
Great investment opportunity, both sides of this duplex are rented. Or live in one side and rent the other. One side has 3 bedrooms 2 up and one down, has 2 bathrooms and a large deck. Side 2 has 2 bedrooms 1 bathroom and a nice patio all on one level. Most of the yard is sloped but there is enough level area for a kid's to play. Don't miss out on this well priced duplex. Listed By: Discover Border Country Realty

	a wax x	AT W		1059 TAN	MARAC AVENU	E				
			Albert	Area	Trail			Status	Active	
				Sub Area	Trail			Possession		
				Туре	Triplex			Title	Freehold	
A. J.				Storeys				List Price	\$335,000	
		TIT BEST	. 1.1	Taxes	(2014)			Price Sold		
			E .	MLS®	2398195					
					2370173			Date Sold		
The state of the s		THE STATE OF		Age						
	The state of the s	SHORER MI	S@ #2398195	Year Blt						
	ALCO DE DECISION	S MALES		Zoning	C-5					
	INTERIO)R			EXTERIOR			SERVICES		
Bedrooms	3		Exterio				Heat			
Bathrooms Ensuite	2		Constru Roof	iction			Fuel Water	Municipal		
Remodelled			Founda	tion			Sewer	Sewer		
Fireplace Types	S		Baseme	nt						
Fin./Roughed-	In		Baseme	nt Devel	Т					
	ROOMS	(Total Sqft	: 1,050)			EXT	ERIOR	FEATURES		
	Bsmt	Main	Above	Below	Lot Width			Lot Area (sqft)		
Totals Sqft		1,050			Lot Depth			Lot Size (acres)		
Entrance					Parking Covered					
Living Room		1x1			Site Influences					
Dining Room Kitchen		1x1			Water Influence)				
Master Bdrm		1x1			Equip Included					
Bathroom	1x1	1x1			Restrictions					
Bedroom	1x1	1x1				LEC	GAL & N	//ORTGAGE		
					Legal	LOTS A & B, DL 230 19014	, PLAN N	NEP 19142 KD <i>F</i>	AND LOT A, DL 230, PLAN	
					Mortgage Balance Monthly Pymt Interest Rate Due Date Mortgagee	19014				

Opportunity knocks! You can move into 1 of 2 houses and rent out another house and apartments in 2 duplexes. Great location for rental properties, 1 block to downtown. The largest house is a Brick bungalow with full basement and is approximately 1050 sq ft on main. There are 2 bedrooms on main and 1 down. Bathroom on main and down. This home is in great condition, with good updates and immaculately clean. Behind this house is a double carport and a parking spot. There is another home of approx. 940 sq. ft. and with some electrical updates, this home would make a great rental. There is a single car garage in lane. There are also 2 detached, 2 storey duplexes. Each unit is 1 bdrm. With updates, these would make excellent rental properties. These properties are on 3 separate parcels, seller selling as one complete package. Call your REALTOR for your personal viewing. Listed By: Century 21 Kootenay Homes Inc



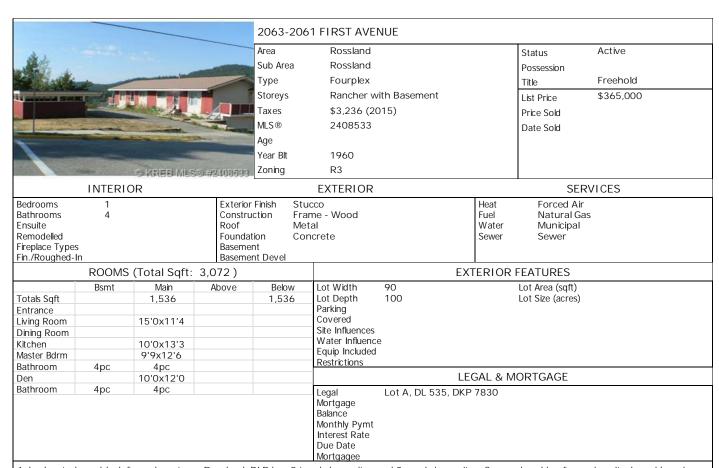
An amazing investment opportunity! This well maintained 4-plex sits on over an acre of property on a quiet cul-de-sac. Garage and lots of parking on site. There are two 3 bedroom units, one 2 bedroom and one 2 bedroom and den. Long term tenants in place. Listed By: Century 21 Kootenay Homes Inc



one bedroom units. Monthly revenue of \$2090. You can buy for investment and keep them all rented or live in one unit and live super affordable!
Listed By: Valhalla Path Realty



If you're looking for a property with loads of rental potential then this is the house for you! Separated into an upper and lower suite, both with 3 beds and 1 bath, each level boasts its own private deck. Minutes away from downtown Nelson and Kootenay Lake, this home is ideally situated. Listed By: My Move Realty



4plex located one block from downtown Rossland. BLD has 2 two bdrm suites and 2 one bdrm suites. Covered parking for each unit, shared laundry. Lot is level with great sun exposure and views of downtown Rossland the valley. Listed By: Century 21 Kootenay Homes Inc



	503 11TH STREET S									
	Area	Golden	Status	Active						
	Sub Area	Golden	Possession							
5	Туре	Full Duplex	Title	Freehold						
	Storeys		List Price	\$369,000						
-	Taxes	\$914 (2015)	Price Sold							
	MLS®	2408526	Date Sold							
	Age									
	Year Blt	1989								
6	Zoning	R2								

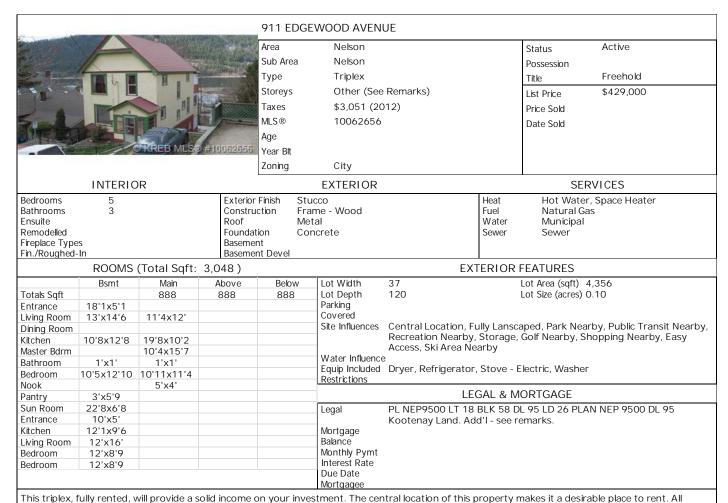
INTERIOR	EXTERIOR	SERVICES
Bedrooms 7	Exterior Finish Vinyl	Heat Forced Air
Bathrooms 2	Construction Frame - Wood	Fuel
Ensuite	Roof Tar and Gravel	Water Municipal
Remodelled	Foundation Concrete	Sewer Sewer
Fireplace Types	Basement	
Fin./Roughed-In	Basement Devel	
	· · · · · · · · · · · · · · · · · · ·	·

	ROOMS	(Total Sqft:	3,028)				EXTERIOR FEATURES			
	Bsmt	Main	Above	Below	Lot Width	100	Lot Area (sqft) 13,068			
Totals Sqft		2,353	675		Lot Depth	130	Lot Size (acres) 0.30			
Entrance					Parking					
Living Room		18'4x12'6			Covered					
Dining Room		12'1x9'5			Site Influences					
Kitchen		18'x14'8			Water Influence					
Master Bdrm		15'x14'6			Equip Included Dishwasher, Dryer, Refrigerator, Stove - Electric, Washer					
Bathroom		5pc	4pc		Restrictions					
Bedroom		14'2x9'2	8'x11'6				LEGAL & MORTGAGE			
Bedroom		11'2x11'2	11'7x13'7		Legal	IT 15 & 16 F	BLK 12 SEC 12 TWP 27 RNG 22 W5M KD PL 9503			
Bedroom		11'2x10'10	15'x11'6		Mortgage	21 10 0 10 2	7EK 12 3E3 12 1 W 27 KKG 22 WOM KB 1 E 7333			
Storage		10'4x4'			Balance					
Kitchen		16'2x11'9			Monthly Pymt					
					Interest Rate					
					Due Date					
					Mortgagee					

Great opportunity to get into a solid revenue property. This 7 bdrm home can set up as a duplex or simply rent individual rooms. There is a detached double car garage with private deck and huge yard. The home has been meticulously cared for with tenants in place. Listed By: RE/MAX of Golden

AMEN ASS		To Maria	X W W W W W W W W W W W W W W W W W W W	430 I YAI	L STREET				
3	AZ	1	1	Area	Midway			Status	Active
1 1 1 W		MA INCHES		Sub Area	•				Active
	70.400		1 16		Midway			Possession	
				Туре	Fourplex			Title	Freehold
	A STATE OF THE PARTY OF		Land College	Storeys				List Price	\$399,000
			建田 海山湖	Taxes	\$3,152 (20	14)		Price Sold	
				MLS®	2402553	,			
Sec.					2402333			Date Sold	
				Age					
3				Year Blt	1970				
	77.4	© KREB MLS	部 #2402553	Zoning	R				
	INTERIO	R			EXTERIOR			SE	ERVICES
Bedrooms	2		Exterior	Finish Ce	dar		Heat	Electric B	Baseboards
Bathrooms	1		Constru		ame - Wood		Fuel	Electricity	
Ensuite			Roof		r and Gravel		Water	Municipa	I
Remodelled	_		Founda		ncrete		Sewer	Sewer	
Fireplace Type Fin./Roughed-			Baseme	กเ nt Devel					
T III./Rougheu-		(Total Sqft:	'	iii Devei		FXT	FRIOR	FEATURES	
	Bsmt	Main	Above	Below	Lot Width	2/(1		Lot Area (sqft)	152.440
Totals Sqft	DSIIIL	1,900	1,900	1,800	Lot Depth			Lot Size (acres)	
Fntrance		1,900	1,700	1,800	Parking			Lot Size (acres)	3.30
Living Room		13x14			Covered				
Dining Room		9x13			Site Influences				n Available, Central Location,
Kitchen		7x9							Quiet Area, Recreation
Master Bdrm			10'6x13						pping Nearby, Treed Site,
Bathroom			4pc		1	Easy Access, Family	Oriented	, Park Setting	, Ski Area Nearby
Family Room	12'6x23				Water Influence		C4 [-1+-:- \\/	
Laundry Rm	8'6x6				Restrictions	Dryer, Refrigerator,	Stove - i	Electric, washe	2 1
Foyer		4x6			RESULCIONS				
Bedroom			12'6x12			LEC	JAL & IV	ORTGAGE	
					Legal	That part of DL 501 South of the bound			3 PL B5200 which lies to the
					Mortgage		-		
					Balance				
					Monthly Pymt				
					Interest Rate				
					Due Date Mortgagee				
4 plex on 3.5	acres, room	to build addi	tıonal residen	ices. Lots of	room to park ar	na ciose to schools. N	ice incon	ne opportunity	y. Each unit has 2 bedroom,

4 plex on 3.5 acres, room to build additional residences. Lots of room to park and close to schools. Nice income opportunity. Each unit has 2 bedroom, 1 bathroom and laundry. Listed By: Discover Border Country Realty



necessary amenities for daily life are within walking distance. Recent improvements. Listed By: One Percent Realty Ltd. (Van3)



Investment Opportunity - 4-Plex with in a quiet residential area of town. These units have been well maintained with good, long term rental history. Each unit has it's own storage locker & shared laundry. The detached 2 car garage & 4 additional parking spaces add to this property's appeal. Listed By: My Move Realty



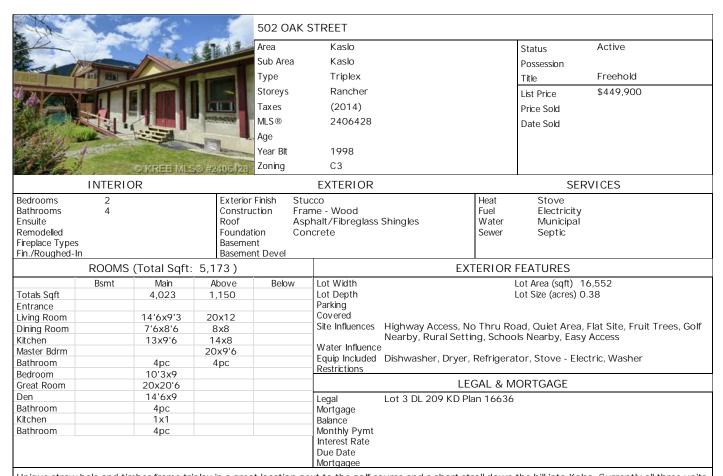
	2218 CEDAR	STREET		
	Area	Creston	Status	Active
y	Sub Area	Creston	Possession	
/	Туре	Full Duplex	Title	Freehold
N	Storeys	Rancher with Basement	List Price	\$439,000
•	Taxes		Price Sold	
	MLS®	2406764	Date Sold	
	Age			
	Year Blt			
4	Zoning	R1		

© KREB MILS® #2400704								
INTERIOR				EXTERIOR				SERVICES
Bedrooms Bathrooms Ensuite Remodelled Fireplace Types Fin./Roughed-I			Exterior Constru Roof Foundat Basemel Basemel	ction Fra Asp tion Cor nt	cco me - Wood halt/Fibreglass ncrete	Shingles	Heat Fuel Water Sewer	Forced Air Natural Gas Municipal Sewer
ROOMS (Total Sq			4,002)			EXT	ERIOR F	FEATURES
Totals Sqft Entrance Living Room	Bsmt	Main 2,001 16x16	Above	Below 2,001	Lot Width Lot Depth Parking Covered	Lot Area (sqft) 16,988 Lot Size (acres) 0.39		
Dining Room Kitchen Master Bdrm Bathroom	4pc	16x11 12x11 14x13 4pc			Site Influences Cablevision Available, Central Location, Fully Lanscaped, Park Quiet Area, Recreation Nearby, Fruit Trees, Golf Nearby, Land Private Setting, Schools Nearby, Shopping Nearby, Easy Acces Setting			

Water Influence Equip Included Restrictions . 10x12 Bedroom 15x11 Bedroom 12x10 10x8 Utility Rm 12x9 LEGAL & MORTGAGE Utility Rm 10x8 Legal Mortgage 15x13 Living Room Lot2 DL 891 KD PL NEP20382 Dining Room 8x7 Kitchen Bathroom 9x8 Balance Monthly Pymt Interest Rate 7x6

Fully legal duplex with proper firewall for sale for the first time. Guest house as well. Year round creek borders the north boundry. Well built with custom cabinets. The main unit is fully finished up and down with walkout basement. Second unit is full finished up and the lower level has stud walls up. Both units in mint condition. Garden area and fruit trees, Grab your Realtor and come have a look, let the renter pay your mortgage. Listed By: Re/Max Discovery Real Estate

Due Date Mortgagee



Unique straw bale and timber frame triplex in a great location next to the golf course and a short stroll down the hill into Kalso. Currently all three units are rented residentially, but could be changed to suit a buyers needs and is zoned neighborhood commercial. There's an open concept 2438 sq/ft ground floor studio suite, a 1585 sq/ft 1 bedroom main floor unit and the 1150sq/ft one bedroom upper suite with a huge 32x20 sun deck. The current owner has all the necessary infrastructure installed for to service almost any need including 600 amp power, and two septic systems. Don't miss an opportunity to see all the potential this package has to offer. Call your REALTOR today to set up your private viewing. Listed By: Coldwell Banker Rosling R/E Co



100	7634 20 STREET						
1	Area	Grand Forks	Status	Active			
	Sub Area	Grand Forks	Possession				
Ą	Туре	Fourplex	Title	Freehold			
	Storeys		List Price	\$499,500			
100	Taxes	\$4,381 (2014)	Price Sold				
(E)	MLS®	2400864	Date Sold				
-	Age						
11	Year Blt	1983					
	Zonina	R1					

			Hard Street Land	Taxes MLS®	\$4,381 (20 2400864	014)		Price Sold Date Sold
and the same of				Age				Dute 30M
			3	Year Blt	1983			
Name of the last		© KREB MLS	® #2400864	Zoning	R1			
	INTERIO				EXTERIOR			SERVICES
Bedrooms Bathrooms Ensuite Remodelled Fireplace Types Fin./Roughed-I			Exterior Constru Roof Founda Baseme Baseme	tion			Heat Fuel Water Sewer	Municipal Sewer
-	ROOMS	(Total Sqft:	5,700)		EXTERIOR FEATURES			
i	Bsmt	Main	Above	Below	Lot Width	75		Lot Area (sqft) 14,374
Totals Sqft		1,900	1,900	1,900	Lot Depth	125		Lot Size (acres) 0.33
Entrance					Parking			
Living Room		11'6x18'3			Covered Site Influences	Controllog	ation Laval Dark	Nearby, Paved Roads, Public Transit
Dining Room		8'6x8			Site influences			Storage, Golf Nearby, Landscaped, Schools
Kitchen Master Bdrm		8'6x10'3						asy Access, Family Oriented
Bathroom		10x11 7x9			Water Influence		3 3	, , , , , , , , , , , , , , , , , , ,
Bedroom		11x8	11x9	11x9	Equip Included			
Storage		6x7	1174	1174	Restrictions			
Laundry Rm	9x9	OXI					LEGAL & M	IORTGAGE
Bedroom	,,,,		11x9	11x9	Legal	PL KAP83 L	T 7 BLK 43 DL 52	20 LD 54
					Mortgage Balance Monthly Pymt Interest Rate Due Date Mortgagee			

This excellent revenue producing property consists of 4-2 Bedroom Suites and 2-1 Bedroom Suites plus s coin operated Laundry Facility, 4 balconies, off street parking, and grass area for kids. Each unit has its own separate tenant paid electrical meter. I deally located. Listed By: My Move Realty



1005&1007	IBBI	TSON	STRFFT

Area	Creston	Status	Active
Sub Area	Creston	Possession	
Туре	Full Duplex	Title	Freehold
Storeys	Two Storey	List Price	\$499,900
Taxes	\$3,508 (2015)	Price Sold	
MLS®	2406620	Date Sold	
Age			
Year Blt			
Zoning	R1		

INTERIOR	EXTERIOR		SERVICES
6	Exterior Finish Wood Siding	Heat	Forced Air
3	Construction Frame - Wood	Fuel	Natural Gas

Bathrooms 3 Construction Frame - Wood Fuel Natural Gas
Ensuite 3 Roof Asphalt/Fibreglass Shingles Water Municipal
Remodelled Foundation Concrete Sewer Sewer
Fireplace Types Basement Basement Devel

ROOMS (Total Sqft: 4,900) EXTERIOR FEATURES

	Bsmt	Main	Above	Below	Lot Width	69 Lot Area (sqft)
Totals Sqft		2,450	2,450		Lot Depth	105 Lot Size (acres)
Entrance					Parking	
Living Room		12'6x13	12'9x14		Covered	
Dining Room		8'7x11	9'3x16			Airport Nearby, Cablevision Available, Corner Site, Fully Lanscaped,
Kitchen		9x17	11'3x14			Highway Access, Park Nearby, Paved Roads, Public Transit Nearby,
Master Bdrm			11'6x14'10			Quiet Area, Recreation Nearby, Storage, Golf Nearby, Landscaped,
Bathroom		4pc	4pc		\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	Schools Nearby, Shopping Nearby, Sloping Site, Easy Access
Foyer		14'1x9			Water Influence	
Family Room		13x17'			Equip Included	Dishwasher, Dryer, Refrigerator, Stove - Electric, Washer, Window
Den		6'7x8'6			Restrictions	Coverings
Bedroom		11'6x10'1	9'9x11'6		Restrictions	
Bedroom		11'6x10'7				LEGAL & MORTGAGE
Bedroom		11'6x10'7			Legal	Lot2 DL524 KDP4074
Laundry Rm		4'8x11'8	5'9x8		Mortgage	
Utility Rm		6'7x12			Balance	
Storage		6x6			Monthly Pymt	
·					Interest Rate Due Date Mortgagee	

Creston- Unique custom built side to side Duplex. Approx. 5,000 sq. ft. of finished living area. Owners on larger side that has 5 bedrooms 3 bathrooms, but could easily be converted to have In-law suite. This unit boasts Brazilian Rosewood flooring, Hickory kitchen cabinetry, Gas & electric fireplaces, 2 kitchens, pantries & storage. 2nd home has 2 bedrooms and 2 bathrooms. En suite, laundry & storage. Both units have been totally renovated. New furnaces, windows, paint & flooring. Other features include attached garages, covered deck, balcony decks, gardens and great views. Listed By: Creston Valley Realty Ltd.

Totals Sqft



823	VICTORIA STREET
Area	Nelson

Sub Area Nelson Type Fourplex Two and a half Storeys Taxes \$3,655 (2014) 2402130 MLS® Age

1920

R3

Active Status Possession

Freehold Title \$555,000 List Price

Price Sold Date Sold

INTERIOR **SERVICES EXTERIOR**

Bedrooms 4	Exterior Finish	Wood Siding	Heat	Electric Baseboards, Space Heater
Bathrooms	Construction	Frame - Wood	Fuel	Natural Gas
Ensuite	Roof	Asphalt/Fibreglass Shingles	Water	Municipal
Remodelled	Foundation	Concrete	Sewer	Sewer
Fireplace Types	Basement			
Fin /Roughed-In 1	Basement Devel			

EXTERIOR FEATURES ROOMS (Total Sqft: 2,646) Main Above Below Lot Width Lot Area (sqft) 50 1,288 Lot Depth 60 Lot Size (acres) 1,120 238

Parking Covered Entrance Living Room 13'2x13'7 Site Influences Central Location, Corner Site, Downtown Core, Park Nearby, Schools Dining Room 7'11x11'2 Nearby, Shopping Nearby Kitchen 9'5x9'9 Water Influence Master Bdrm 8'7x10'2 Equip Included Dishwasher, Dryer, Refrigerator, Stove - Gas, Washer, Window Bathroom Coverings Bedroom 9'6x11'2

Restrictions Loft 14'5x16'9 Living Room **LEGAL & MORTGAGE** 13'7x15'7

Kitchen 6'3x13'7 Legal Parcel A Lots 11&12 Block 8 Plan NEP9500 District Lot 95 Land District Living Room 16'9x15'6 26 (SEE 22372I) Kitchen 7'3x13'2 Mortgage Bedroom 9'5x9'11 Balance

Monthly Pymt Living Room 13'6x15'7 Interest Rate Kitchen 6'3x9'5 Due Date Mortgagee

Centrally located revenue four-plex in the heart of Nelson. Quality renovations with new appliances complement the original heritage feel and features, including hardwood floors and high ceilings. Covered porch and great views from some of the suites. Low maintenance yard and desirable location make this an easily managed rental property. The three one-bedroom and one two-bedroom suites combine for an annual gross revenue of \$44,700. Listed By: Fair Realty

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4928	BURNS	AVENUE

Area	Canal Flats	Status	Active
Sub Area	Canal Flats	Possession	
Туре	Full Duplex	Title	Freehold
Storeys		List Price	\$555,000
Taxes	\$3,616 (2015)	Price Sold	
MLS®	2407612	Date Sold	
Age			
Year Blt	2008		
Zoning	R2		

INTERIOR	EXTERIOR	SERVICES

Bedrooms	6	Exterior Finish	Hardie Board	Heat	Electric Baseboards, Forced Air
Bathrooms	6	Construction	Frame - Wood	Fuel	Electricity
Ensuite	2	Roof	Asphalt/Fibreglass Shingles	Water	Municipal
Remodelled		Foundation	Concrete	Sewer	Sewer
Fireplace Types		Basement			
Fin./Roughed-In		Basement Deve	I		
_					

ROOMS (Total Sqft: 3,560)				EXTERIOR FEATURES		
Totals Sqft Entrance Living Room Dining Room Kitchen Master Bdrm Bathroom Sun Room Den	Bsmt 3pc	Main 1,940 14x13'2 14'6x14'9 11'6x11'9 3pc 16'3x7'5	Above 220	Below	Water Influence Equip Included	365 Lot Area (sqft) 25,264 70 Lot Size (acres) 0.58 Central Location, Level, No Thru Road, Park Nearby, Quiet Area, Recreation Nearby, Flat Site, Fruit Trees, Golf Nearby, Landscaped, Schools Nearby, Shopping Nearby, Ski Area Nearby Waterfront Nearby Dishwasher, Dryer, Microwave Oven, Refrigerator, Stove - Electric, Washer, Window Coverings
Bedroom Bedroom	18x10'8 15'8x9'2	11x12'3			Restrictions	LEGAL & MORTGAGE
Kitchen Living Room Bedroom Bedroom Ensuite	13x13 14x20	19'11x14'11 16'4x13'3 3pc			Legal Mortgage Balance Monthly Pymt Interest Rate Due Date Mortgagee	PL NEP7110 LT 1 DL 110 LD 26

This property presents an incredible investment opportunity! This 3460 sq ft duplex is only 7 years old & contains 2 beautifully built units. It sees very high occupancy rates & is zoned for the building of 2 additional units. Your recreational paradise awaits! Listed By: My Move Realty