



Presented by:
Nicky Tu PREC*

Keller Williams Elite Realty
Phone: 604-767-5913

nickyhmtu@gmail.com



Active
R2303818

Board: N
Duplex

1424-1426 E 11TH AVENUE

Prince Rupert (Zone 52)
Prince Rupert - City
V8J 2X3

Multifamily

\$407,000 (LP)

(SP)



Sold Date:	Frontage (feet):	100.00	Original Price: \$423,900
Meas. Type: Feet	# of Rooms:	18	Frontage (metres): 30.48
Depth / Size (ft.): 100	Bedrooms:	6	Approx. Year Built: 1983
Lot Area (sq.ft.): 10,000.00	Beds in Bsmt:	0	Age: 35
Flood Plain:	Beds not in Bsmt:	6	Zoning: R2
Rear Yard Exp:	Bathrooms:	4	Gross Taxes: \$2,726.02
Council Apprv?:	Full Baths:	4	For Tax Year: 2018
If new, GST/HST inc?:	Half Baths:	0	Tax Inc. Utilities?: No
	P.I.D.: 006-996-841		Tour:

View: **No** :

Complex / Subdiv:

Services Connected: **Electricity, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Wood**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **2**
Fireplace Fuel: **Wood**
Water Supply: **City/Municipal**
Fuel/Heating: **Baseboard, Electric, Wood**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Asphalt, Wood**

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

Total Parking: **4** Covered Parking: **0** Parking Access: **Lane**
Parking: **Add. Parking Avail., 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:
Sprinklers?: **No**
Bylaw Infractions?: **N**

Smoke Detectors?: **P**

Legal: **LOT B, LOT 7, LOT 8 BLOCK 35 SECTION 8 DISTRICT LOT 251 RANGE 5 COAST DISTRICT PLAN 923, COAST DISTRICT PLAN 8685 (014-445-263 & 014-445-298)**

Amenities:

Site Influences:

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Below	Foyer	10'9 x 13'	Main	Dining Room	9'6 x 8'10			x
Main	Bedroom	10'6 x 9'6	Main	Kitchen	9'6 x 8'4			x
Main	Laundry	10'2 x 8'	Main	Master Bedroom	12' x 10'			x
Main	Recreation	24' x 14'	Main	Bedroom	10'6 x 9'6			x
Main	Living Room	13' x 13'4	Below	Foyer	13' x 10'9			x
Main	Dining Room	9'6 x 8'10	Below	Bedroom	10'6 x 9'6			x
Main	Kitchen	9'6 x 8'	Below	Laundry	10' x 8'			x
Main	Master Bedroom	12'4 x 10'	Below	Recreation	24' x 14'			x
Main	Bedroom	9'6 x 10'6			x			
Main	Living Room	13' x 13'4			x			

Finished Floor (Main): **1,520**
Finished Floor (Above): **0**
Finished Floor (Below): **1,520**
Finished Floor (Basement): **0**
Finished Floor (Total): **3,040 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: **Full, Fully Finished**

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

Outbuildings
Barn:
Workshop/Shed:
Pool:
Garage Sz:
Door Height:

Listing Broker(s): **Realty Executives Pr. Rupert**

Side by Side Duplex! Perched on a rock bluff this house sits a massive 10,000 square foot lot which includes 50 x 100 square feet of buildable, vacant land, adjacent to your duplex. With a total of 6 bedrooms and 4 bathrooms, you could live comfortably in one side while renting the other, or use this property as dual rental income. Notable features include; wood burning fireplaces, lane access & ample parking, privacy and beautiful surrounding views. Whether you are looking for a home with a mortgage helper, rental property, or a development project, this property is offers it ALL!



Presented by:
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Active
R2319202

Board: N
 Fourplex

60-66 WEDEENE STREET

Kitimat (Zone 89)
 Kitimat
 V8C 1W2

Multifamily
\$409,000 (LP)
 (SP)



Sold Date:	Frontage (feet):	0.00	Original Price: \$449,900
Meas. Type: Feet	# of Rooms:	6	Frontage (metres): 0.00
Depth / Size (ft.): 0	Bedrooms:	3	Approx. Year Built: 1956
Lot Area (sq.ft.): 13,271.00	Beds in Bsmt:	0	Age: 63
Flood Plain:	Beds not in Bsmt:	3	Zoning: R3-A
Rear Yard Exp:	Bathrooms:	1	Gross Taxes: \$2,506.72
Council Apprv?:	Full Baths:	1	For Tax Year: 2018
If new, GST/HST inc?:	Half Baths:	0	Tax Inc. Utilities?: Yes
	P.I.D.: 011-939-516		Tour:

View: **Yes: MOUNTAINS**
 Complex / Subdiv:
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: **2 Storey w/Bsmt.**
 Construction: **Frame - Wood**
 Exterior: **Vinyl**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **0**
 Fireplace Fuel:
 Water Supply: **City/Municipal**
 Fuel/Heating: **Forced Air, Natural Gas**
 Outdoor Area: **Sundeck(s)**
 Type of Roof: **Asphalt**

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

Total Parking: **8** Covered Parking: **0** Parking Access: **Front**
 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: **LOT 12 DISTRICT LOT 6025 RANGE 5 COAST DISTRICT PLAN 3598**

Amenities:
 Site Influences:
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	12'1 x 10'1			x			x
Main	Dining Room	10'7 x 8'			x			x
Main	Living Room	17'10 x 12'8			x			x
Above	Bedroom	10'6 x 7'			x			x
Above	Bedroom	11'8 x 10'1			x			x
Above	Bedroom	10'6 x 10'5			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	1,956	Bachelor Units:	Income as at:	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	1,956	1 Bed Units:		1	Above	4	No	Barn:
Finished Floor (Below):	0	2 Bed Units:	Income/annum:	2				Workshop/Shed:
Finished Floor (Basement):	0	3 Bed Units:	Less Op. Exp:	3				Pool:
Finished Floor (Total):	3,912 sq. ft.	Other Units:	Net Op. Income:	4				Garage Sz:
		Suite:		5				Door Height:
Unfinished Floor:	1,956	Crawl/Bsmt. Height:		6				
Grand Total:	5,868 sq. ft.	Basement: Full, Unfinished		7				
				8				

Listing Broker(s): **RE/MAX Kitimat Realty**

This 4 plex has two 3 bedroom units and two 2 bedroom units with a total of over 5800 sq ft on 3 floors. Some updates have been done including vinyl sidings and windows and laminate flooring. These could make a great rental property with the incoming workers to Kitimat.



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Active
R2328642

Board: V
 Duplex

3952-3954 BOND STREET

Burnaby South
 Central Park BS
 V5H 1E6

Multifamily
\$2,350,000 (LP)
 (SP)



Sold Date:	Frontage (feet):	80.51	Original Price: \$2,350,000
Meas. Type: Feet	# of Rooms:	7	Frontage (metres): 24.54
Depth / Size (ft.): 99.02	Bedrooms:	4	Approx. Year Built: 1955
Lot Area (sq.ft.): 8,019.00	Beds in Bsmt:	1	Age: 63
Flood Plain:	Beds not in Bsmt:	3	Zoning: R5
Rear Yard Exp: North	Bathrooms:	2	Gross Taxes: \$7,887.50
Council Apprv?:	Full Baths:	1	For Tax Year: 2018
If new, GST/HST inc?:	Half Baths:	1	Tax Inc. Utilities?: No
	P.I.D.: 001-899-872		Tour:

View: :
 Complex / Subdiv:
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **Basement Entry**
 Construction: **Frame - Wood**
 Exterior: **Stucco**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **0**
 Fireplace Fuel: **Wood**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Electric, Forced Air, Natural Gas**
 Outdoor Area: **None**
 Type of Roof: **Asphalt**

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

Total Parking: **2** Covered Parking: Parking Access: **Front**
 Parking: **Carpport; Single**
 Dist. to Public Transit: Dist. to School Bus:
 Title to Land: **Freehold NonStrata**
 Property Disc.: **No**
 Fixtures Leased: :
 Fixtures Rmvd: :
 Floor Finish: **Softwood, Tile, Wall/Wall/Mixed**
 Sprinklers?: **No** Smoke Detectors?: **Y**
 Bylaw Infractions?: **N**

Legal: **PL NWP14436 LT D DL 34 LD 36. GROUP 1.**

Amenities:

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	10' x 12'			x			x
Main	Kitchen	10' x 10'			x			x
Main	Master Bedroom	10' x 10'			x			x
Main	Bedroom	10' x 10'			x			x
Main	Bedroom	10' x 10'			x			x
Bsmt	Bedroom	10'1' x 10'			x			x
Bsmt	Recreation	12' x 20'			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 1,998	Bachelor Units:	Income as at:	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	1 Bed Units:		1	Main	4	No	Barn:
Finished Floor (Below): 0	2 Bed Units:	Income/annum:	2	Below	2	No	Workshop/Shed:
Finished Floor (Basement): 1,998	3 Bed Units:	Less Op. Exp:	3				Pool:
Finished Floor (Total): 3,996 sq. ft.	Other Units:	Net Op. Income:	4				Garage Sz:
	Suite:		5				Door Height:
Unfinished Floor: 0	Crawl/Bsmt. Height:		6				
Grand Total: 3,996 sq. ft.	Basement: Full		7				
			8				

Listing Broker(s): **Royal Pacific Riverside Realty Ltd.**

Non strata duplex on a big lot 80.5'x99. Each side has 3 bedrooms one bath up and one bedroom, recroom and 2 pc bath down. Laminate floor and good condition. Each side can be rented for about \$3000. Each side has a drive way for 2 parking. The lot is Rectangular and Zoning is RS which allows a legal duplex. Zoning likely to change as per community plan to RM3 allowing 1.5% FSR. Huge future potential. Dimensions are approximate and for one side Court ordered sale. Offers subject to court approval.