



Presented by:
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Active
R2384341

Board: N
 Fourplex

3125- 3127-3129 HAGMAN CRESCENT

Houston (Zone 53)
 Houston - Town
 VOJ 1Z1

Multifamily

\$215,000 (LP)

(SP)



Sold Date:	Frontage (feet):	24.00	Original Price: \$215,000
Meas. Type: Feet	# of Rooms:	7	Frontage (metres): 7.32
Depth / Size (ft.): 117	Bedrooms:	4	Approx. Year Built: 1969
Lot Area (sq.ft.): 2,808.00	Bed in Bsmt:	0	Age: 50
Flood Plain: No	Bed not in Bsmt:	4	Zoning: R4
Rear Yard Exp:	Bathrooms:	2	Gross Taxes: \$1,182.92
Council Apprv?:	Full Baths:	1	For Tax Year: 2018
If new, GST/HST inc?:	Half Baths:	1	Tax Inc. Utilities?: Yes
	P.I.D.: 010-007-491		Tour:

View: **No** :
 Complex / Subdiv:
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**
 Sewer Type: **Sanitation**

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** Metered
 Fuel/Heating: **Baseboard, Forced Air, Natural Gas**
 Outdoor Area: **Sundeck(s)**
 Type of Roof: **Tar & Gravel**

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

Legal: **LOTS 10-11-12 DISTRICT LOT 622 RANGE 5 COAST LAND DISTRICT PLAN 6227 (ADDITIONAL PID#S 010-007-512 AND 539)**

Amenities: **None**

Site Influences:
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	6' x 11'2			x			x
Main	Living Room	11'2 x 19'3			x			x
Main	Dining Room	6'10 x 11'2			x			x
Above	Bedroom	8'2 x 11'6			x			x
Above	Bedroom	8'8 x 11'2			x			x
Above	Master Bedroom	11'6 x 12'2			x			x
Above	Bedroom	7'11 x 11'2			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 429	Bachelor Units: Income as at:	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 429	1 Bed Units:	1	Main	2	No	Barn:
Finished Floor (Below): 0	2 Bed Units: Income/annum:	2	Above	4	No	Workshop/Shed:
Finished Floor (Basement): 0	3 Bed Units: Less Op. Exp:	3				Pool:
Finished Floor (Total): 858 sq. ft.	Other Units: Net Op. Income:	4				Garage Sz:
	Suite:	5				Grg Dr Ht:
Unfinished Floor: 429	Crawl/Bsmt. Height:	6				
Grand Total: 1,287 sq. ft.	Basement: Full, Unfinished	7				
		8				

Listing Broker(s): **RE/MAX Bulkley Valley**

3 units on separate titles in a fourplex building. Two units are 4 bedroom and one unit is 3 bedroom. Some renovations done in 2008 including vinyl windows on all units and updated siding. Upgraded furnace in one unit. Units include fridge, stove, washer, dryer. Great layout with all bedrooms on the second level. Full unfinished basement.



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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**
 Sewer Type:

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

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				Grg Dr Ht:
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.