

Presented by:
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Williams Lake (Zone 27), Williams Lake - City Multifamily
1023 - 1025 DAIRY RD, V2G 4L3 MLS# N237783 **Active**



List Price:	\$259,900	Previous Price:	
		Original Price:	\$259,900
Subdiv/Complex:			
Frontage:	0.00	Tax Incl Utils:	No
Depth/Size:		# Rooms:	14
Lot SqFt:	2,021	Bedrooms:	6
Rear Yard Exp:		Beds in Bsmt:	0
Rainscreen:		Beds not in Bsmt:	6
Meas. Type:	Feet	Bathrooms:	2
Bylaw Infractions:	0	Pad Rental:	
		Flood Plain:	No
Fixtures Leased:	N		
Fixt Removed:	N		
PID:	004-505-794	Approx Year Blt:	1982
Age at List Date:	32	Type:	Duplex
Zoning:	R2	Taxes:	\$3,029 (2013)
If New GST/HST Incl:			

Style of Home:	Basement Entry	Sprinklers:	No	Smoke Detectors:	No
Construction:	Frame - Wood	Total Parking:		Covered Parking:	
Foundation:	Concrete Slab	Parking Access:			
Exterior:	Vinyl	Parking Facilities:	Garage; Single, Open		
Type of Roof:	Asphalt	R/I Plumbing:			
Renovations:		Reno Year:		Dist to Public Trans:	
Flooring:	Vinyl/Linoleum, Wall/Wall/Mixed			Dist to School Bus:	
Water Supply:	City/Municipal	Services Connected:	Electricity, Nat.Gas, San.Sewer, Water		
Heat/Fuel:	Forced Air, Natural Gas	Possession:			
Number of Fireplaces:	0	R/I Fireplaces:			
Fireplace Fuel:	None	Seller's Interest:	Registered Owner		
Property Disclosure:	Y	Title to Land:	Freehold Strata		
Outdoor Area:	Patio(s) & Deck(s), Fenced Yard	Mortgage Info:	\$0		
View:	N				

Legal:	PL PGS87 LOTS 1 AND 2 DL 8843 LD 05 STRATA LOT AS SHOWN ONFORM 1.
Amenities:	None
Features Incl:	Refrigerator, Stove
Site Influences:	Central Location
Outbuildings:	

Finished Levels:	2	# Bachelor Units:	Income as at:	<u>Bathrooms</u>
Finished Floor Area Main:	1,080	# 1 Bdrm Units:	Annual Income:	1 4 Piece; Ensuite: N; Level: MN
Finished Floor Area Up:	0	# 2 Bdrm Units:	Less Oper. Exp:	2 4 Piece; Ensuite: N; Level: MN
Finished Floor Area Down:	0	# 3 Bdrm Units:	Net Income:	3 ; Ensuite: N
Fin Floor Area Bsmt:	780	# Other Units:		4
Total Finished Floor Area:	1,860	Suite:	None	5
Unfinished Floor Area:	0	Crawl/Bsmt Height:		6
Grand Total Floor Area:	1,860	Basement:	Part, Partly Finished	7
				8

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	14' X 15'	Main F.	Bedroom	10'6 X 9'5			X
Main F.	Dining	11' X 8'	Main F.	Bedroom	10'4 X 10'6			X
Main F.	Kitchen	10'10 X 8'6	Main F.	Master Bedroc	10'9 X 13'9			X
Main F.	Bedroom	10'6 X 9'5	Bsmt	Recreation Roc	22' X 25'			X
Main F.	Bedroom	10'4 X 10'6						X
Main F.	Master Bedroc	10'9 X 13'9						X
Bsmt	Recreation Roc	22' X 25'						X
Main F.	Living Room	14' X 15'						X
Main F.	Dining	11' X 8'						X
Main F.	Kitchen	10'10 X 8'6						X

Listing Broker 1:	Tanya Rankin Ltd
Listing Broker 2/3:	

Fabulous investment opportunity close to all levels of schooling including university. This well-maintained duplex is spacious and roomy. Each side is a mirror-image of the other, with 3 spacious bedrooms on the top floor and a full unfinished basement. The single garage is great for storage or getting the car inside. Units have been strata-titled and in the future can be sold separately. 1023 has a 20-plus year tenant and is currently rented for \$625 with an increase to \$645 pending; 1025 is currently rented for \$750 with an increase to \$765 pending. Come and check it out!