



Presented by:
Sukh Johal PREC*

Coldwell Banker Universe Realty
Phone: 604-783-4552
https://www.sukhjohal.com
sukhjohal@gmail.com



Active
R2820744

Board: H
Duplex

45638 VICTORIA AVENUE

Chilliwack
Chilliwack Proper West
V2P 2T7

Multifamily
\$999,999 (LP)
(SP)



List Date: **9/29/2023** Frontage(feet): **55.00** Original Price: **\$999,999**
Days On Market: **34** Bedrooms: **4** Frontage(metres): **16.76**
Sold Date: Beds in Bs... **0** Approx. Year Built: **1951**
Meas. Type: **Feet** Beds not in Bs... **4** Age: **72**
Depth / Size: **132** Bathrooms: **2** Zoning: **R1A**
Lot Area (sq.ft.): **7,260.00** Full Baths: **2** Gross Taxes: **\$3,486.06**
Flood Plain: **No** Half Baths: **0** For Tax Year: **2023**
Rear Yard Exp: Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **009-587-071** Tour:
View: **:**
Complex/Subdi...
Services Connected: **Electricity, Sanitary Sewer, Storm Sewer**

Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **Other, Rancher/Bungalow**
Construction: **Frame - Wood**
Exterior: **Stucco**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **0** R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Baseboard**
Outdoor Area: **Balcony(s)**
Type of Roof: **Asphalt**

Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **2** Covered Parking: **2** Parking Access:
Parking: **DetachedGrge/Carport**
Driveway Finish:
Dist. to Public Transit: **2** Dist. to School Bus: **2**
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Seller's Interest: **Registered Owner**
Property Disc.: **Yes**
Fixtures Leased: **No** :
Fixtures Rmvd: **:**
Floor Finish:
ByLaw Infractions?: **n** Sprinklers?: **No** Smoke Detectors?: **Yes**

Legal: **LOT B, PLAN NWP11710, NEW WESTMINSTER LAND DISTRICT, DIVISION B**

Amenities:
Site Influences: **Central Location**
Features: **Storage Shed**

Finished Floor (Main):	1,068	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	11'9 x 13'9			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	9'10 x 6'4			x	Main 4
Finished Floor (Below):	0	Main	Laundry	6'4 x 5'5			x	Main 4
Finished Floor (Basement):	0	Main	Bedroom	7'10 x 9'2			x	
Finished Floor (Total):	1,068sq. ft.	Main	Bedroom	7'10 x 10'2			x	
Unfinished Floor:	0	Main	Living Room	11'9 x 13'9			x	
Grand Total:	1,068sq. ft.	Main	Kitchen	9'10 x 6'4			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Laundry	6'4 x 5'5			x	
		Main	Bedroom	7'10 x 9'2			x	
		Main	Bedroom	7'10 x 10'2			x	
Suite: Legal Suite							x	
Basement: None							x	

Crawl/Bsmt. Height: # of Levels: **1**
of Kitchens: **2** # of Rooms: **10**

Bachelor Units: Income as at:
1 Bed Units: Income/annum:
2 Bed Units: **2** Less Op. Exp:
3 Bed Units: Net Op. Income:
Other Units:

Listing Broker(s): **Coldwell Banker Universe Realty**

Duplex for under \$1M! Non-Strata Legal Side by Side Duplex Property. Both sides feature 2 bedrooms and 1 bath each with total 4 bed and 2 bath wit...