



Presented by:
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Active
R2030542

Board: F
Duplex

14204-14206 N BLUFF ROAD

South Surrey White Rock
White Rock
V4B 3C4

Multifamily
\$1,198,000 (LP)
(SP)



Sold Date:	Frontage (feet):	60.00	Original Price: \$1,248,000
Meas. Type: Feet	# of Rooms:	14	Frontage (metres): 18.29
Depth / Size (ft.): 151.05	Bedrooms:	6	Approx. Year Built: 1971
Lot Area (sq.ft.): 9,063.00	Beds in Bsmt:	0	Age: 45
Flood Plain: No	Beds not in Bsmt:	6	Zoning: MF
Rear Yard Exp: South	Bathrooms:	4	Gross Taxes: \$6,366.00
Approval Req?:	Full Baths:	2	For Tax Year: 2015
If new, GST/HST inc?:	Half Baths:	2	Tax Inc. Utilities?: No
	P.I.D.: 029-018-188		Tour:

View: **Yes: sunny southern exposed yard**
Complex / Subdiv: **West White Rock**
Services Connected: **Community, Electricity, Natural Gas, Water**

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Stucco, Wood**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations: **Partly**
of Fireplaces: **0**
Fireplace Fuel: **None**
Water Supply: **City/Municipal**
Fuel/Heating: **Natural Gas**
Outdoor Area: **Patio(s) & Deck(s)**
Type of Roof: **Torch-On**

Reno. Year: **2009**
R.I. Plumbing: **No**
R.I. Fireplaces:

Total Parking: **6** Covered Parking: **2** Parking Access: **Front**
Parking: **Open**
Dist. to Public Transit: **1** Dist. to School Bus: **2**
Title to Land: **Freehold Strata**
Seller's Interest: **Registered Owner**
Property Disc.: **Yes**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Wall/Wall/Mixed**
Sprinklers?: **No** Smoke Detectors?: **N**
Bylaw Infractions?: **N**

Legal: **PL EPS955 LT 1 LD 36 SEC 9 TWP 1 PL EPS955 LT 2 LD 36 SEC 9 TWP 1 029-018-196**

Amenities: **None**

Site Influences: **Private Setting, Private Yard, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'0 x 12'4	Main	Laundry	6'0 x 4'0			x
Main	Dining Room	8'6 x 9'10	Above	Master Bedroom	11'9 x 12'0			x
Main	Kitchen	12'7 x 9'0	Above	Bedroom	8'10 x 11'4			x
Main	Laundry	6'0 x 4'0	Above	Bedroom	8'10 x 11'4			x
Above	Master Bedroom	11'9 x 12'0			x			x
Above	Bedroom	8'10 x 11'4			x			x
Above	Bedroom	8'10 x 11'4			x			x
Main	Living Room	15'0 x 12'4			x			x
Main	Dining Room	8'6 x 9'10			x			x
Main	Kitchen	12'7 x 9'0			x			x

Finished Floor (Main):	1,144
Finished Floor (Above):	1,216
Finished Floor (Below):	0
Finished Floor (Basement):	0
Finished Floor (Total):	2,360 sq. ft.
Unfinished Floor:	0
Grand Total:	2,360 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: Crawl	

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

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

Listing Broker(s): **HomeLife Benchmark Rlty.(W.R.)**

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Tri-Plex Potential. White Rock Legal Stratified Duplex! Live in, rent out or rebuild. Well maintained, 1,180 sq.ft. on each side, main floor living with 3 bedrooms up for a total of 2,360 sq. ft. 9,063 sq. ft. private south facing double fenced lot. 11 year new torch on roof, outside paint, updated kitchen and flooring. Walk to Bayridge Elementary, Semiahmoo Secondary, White Rock beach and Ocean Park Shopping Center. Currently tenanted. \$1550 each side. \$3100 Total Rent.