

## 2365 LAURIER Crescent Prince George British Columbia

CHARMING UPDATED CHARACTER HOME WITH SUITE IN THE CRESCENTS! This 4BR, 2BA home on 2 lots blends heritage charm with smart updates. Main floor features high ceilings, open living/dining/kitchen with exposed brick, original hardwood, tiled accents, 2BRs, semi-updated bath, and laundry. Bright 2BR basement suite (2019) offers maple kitchen with island, 5 cut-in windows, covered entry, laundry, and modern bath. 2018-19 renos replaced roof, boiler, garage door/opener, all appliances, updated plumbing, added radiant infloor heat, plus floor & garage wall insulation. Inside stairs removed. Fully fenced yard has patios & shed. Parking for 5: driveway, garage & 3 lane spots. Both units vacant Nov. 1. Previous Rental Income: \$1800 up/\$1364 dn (utils incl). Walk to downtown, Parkwood, hospital & schools! (id:6769)

**Living room** 14 ft ,1 in X 15 ft ,2 in Dining room 9 ft ,1 in X 7 ft ,4 in Kitchen 14 ft ,2 in X 8 ft ,1 in Foyer 4 ft X 4 ft ,6 in

Laundry room 7 ft ,1 in X 9 ft ,2 in

Primary Bedroom 11 ft ,8 in X 12 ft ,1 in Bedroom 27 ft, 1 in X9 ft, 9 in Den 7 ft ,6 in X 9 ft ,9 in Foyer 4 ft ,1 in X 3 ft ,6 in

Listing Presented By:



Originally Listed by: Royal LePage Aspire Realty

http://chrisfancy.com/



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