



List Price: \$472,500 Previous Price:
Original Price: \$472,500

Complex/Subdiv:

Frontage: 76.00 ft Bedrooms: 3 PID: 007-754-680
Depth/Size: 113 Bathrooms: 3 Type: House/Single Family
Lot Area SqFt: 8,588 Full Baths: 2 Approx Yr Blt: 1974
Rear Yard Exp: E Half Baths: 1 Age at List Date: 41
Meas Type: Feet If New GST/HST Incl: No Taxes: \$3,656 (2014)
Flood Plain: No Zoning: RS1
View: Y - MOUNTAIN VIEWS TO THE WEST
Serv. Connected: Electricity, Sanitary Sewer

Style of Home:	2 Storey	Total Parking:	4	Covered Parking:	
Construction:	Frame - Wood	Parking Access:	Front		
Foundation:	Concrete Perimeter	Parking Facilities:	Open		
Exterior:	Stucco				
Rainscreen:		R/I Plumbing:		Dist to Public Trans:	1
Type of Roof:	Torch-On			Dist to School Bus:	
Renovations:		Reno Year:		Possession:	
Flooring:	Hardwood, Laminate, Tile	Title to Land:	Freehold NonStrata		
Water Supply:	City/Municipal	Seller's Interest:	Court Ordered Sale		
Heat/Fuel:	Forced Air	Mortgage Info:	\$0		
No. of Fireplaces:	2	R/I Fireplaces:		Property Disclosure:	N - SOLD AS IS, WHERE IS
Fireplace Fuel:	Wood			Out Buildings:	
Outdoor Area:	Balcony(s), Fenced Yard				
Pad Rental:					
Fixtures Leas:	N				
Fixt Removed:	N				

Legal: PL VAP15095 LT 86 BLK R DL 511 LD 36

Amenities:

Site Influences: Central Location, Cul-de-Sac, Private Yard, Recreation Nearby, Shopping Nearby

Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Den	17' X 10'	Above	Dining	12' X 11'			X
Main F.	Hobby Room	15' X 9'			X			X
Main F.	Living Room	17' X 10'			X			X
Main F.	Laundry	10' X 6'			X			X
Main F.	Foyer	10' X 10'			X			X
Above	Bedroom	10' X 12'			X			X
Above	Bedroom	13' X 10'			X			X
Above	Bedroom	9' X 13'			X			X
Above	Bar Room	8' X 10'			X			
Above	Kitchen	10' X 10'			X			

Floor Area (SqFt):

Main Floor Area SqFt:	1,849	Total # Rooms:	11	<u>Bathrooms</u>	1 3 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt:	0	# Kitchens:	1		2 4 Piece; Ensuite: N; Level: Above
Finished Floor Down:	0	Finished Levels:	1		3 2 Piece; Ensuite: N; Level: Above
Finished Floor Bsmt SqFt:	0	Crawl/Bsmt Height:			4
Total Finished Floor SqFt:	1,849	Basement Area:	None		5
					6
Unfinished Floor:	0	Suite:	None		7
Grand Total Floor Area:	1,849				8

Listing Broker(s): Century 21 Performance Realty

Great opportunity! Court Ordered sale, to be sold "as is, where is" Excellent location on a quiet street in popular Garibaldi Highlands. 8,588 sqft flat lot ready to be landscaped. Mountain views from this spacious 3 bedroom home with the potential for a suite but requires TLC. This home is close to Shopping, Squamish Vally Golf Club, 2 Elementary schools, Quest University, Mtn bike trails, and more! Call today to setup a viewing.