



Presented by:
Michele Cummins - PREC

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Active
R2394772
 Board: V
 House/Single Family

462 MARINE DRIVE

Sunshine Coast
 Gibsons & Area
 V0N 1V0

Residential Detached

\$784,500 (LP)

(SP)



Sold Date: Frontage (feet): **33.00** Original Price: **\$784,500**
 Meas. Type: **Feet** Bedrooms: **2** Approx. Year Built: **9999**
 Depth / Size: **89** Bathrooms: **2** Age: **999**
 Lot Area (sq.ft.): **2,831.00** Full Baths: **1** Zoning: **CDA**
 Flood Plain: Half Baths: **1** Gross Taxes: **\$4,787.57**
 Rear Yard Exp: For Tax Year: **2018**
 Council Apprv?: Tax Inc. Utilities?:
 If new, GST/HST inc?: P.I.D.: **010-897-291**
 Tour:
 View: **Yes: ocean and islands and mtns**
 Complex / Subdiv:
 Services Connected: **Electricity, Sanitary Sewer, Water**
 Sewer Type:

Style of Home: **2 Storey**
 Construction: **Frame - Wood**
 Exterior: **Stucco**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **0**
 Fireplace Fuel:
 Water Supply: **City/Municipal**
 Fuel/Heating: **Forced Air, Natural Gas**
 Outdoor Area: **Sundeck(s)**
 Type of Roof: **Asphalt**

Total Parking: **2** Covered Parking: **1** Parking Access: **Front**
 Parking: **Carport; Single**
 Dist. to Public Transit: **at door** Dist. to School Bus:
 Title to Land: **Freehold NonStrata**
 Property Disc.: **No**
 PAD Rental:
 Fixtures Leased: **No** :
 Fixtures Rmvd: :
 Floor Finish:

Legal: **LOT B, BLOCK D, PLAN VAP6401, DISTRICT LOT 686, GROUP 1, NEW WESTMINSTER LAND DISTRICT, & BLKS H & J**

Amenities:

Site Influences: **Waterfront Property**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	20'9 x 14'4			x			x
Main	Kitchen	11'5 x 10'			x			x
Main	Eating Area	11'5 x 8'3			x			x
Main	Master Bedroom	12'2 x 9'10			x			x
Main	Bedroom	11'9 x 8'5			x			x
Main	Laundry	8'10 x 6'10			x			x
Below	Other	10'7 x 13'7			x			x
Below	Other	10'9 x 11'			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	1,009	# of Rooms:	8	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens:	1	1	Main	3	No	Barn:
Finished Floor (Below):	270	# of Levels:	2	2	Below	1	No	Workshop/Shed:
Finished Floor (Basement):	0	Suite:		3				Pool:
Finished Floor (Total):	1,279 sq. ft.	Crawl/Bsmt. Height:		4				Garage Sz:
Unfinished Floor:	0	Beds in Basement: 0	Beds not in Basement: 2	5				Grg Dr Ht:
Grand Total:	1,279 sq. ft.	Basement: Full		6				
				7				
				8				

Listing Broker(s): **Sutton Group-West Coast Realty** **Sutton Group-West Coast Realty**

A great opportunity to own Esplanade WATERFRONT in the heart of the Lower Village. Home needs TLC but worth the effort to be able to enjoy the amazing location and incredible views. Easy access to the desirable seawalk, Marina, local coffee shops and other amenities.



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Active
R2360214
 Board: V
 House/Single Family

466 MARINE DRIVE

Sunshine Coast
 Gibsons & Area
 V0N 1V1

Residential Detached

\$999,999 (LP)

(SP)



Sold Date: Frontage (feet): **66.00** Original Price: **\$1,149,000**
 Meas. Type: **Feet** Bedrooms: **2** Approx. Year Built: **9999**
 Depth / Size: Bathrooms: **2** Age: **999**
 Lot Area (sq.ft.): **5,742.00** Full Baths: **2** Zoning: **CDA-1**
 Flood Plain: Half Baths: **0** Gross Taxes: **\$6,049.32**
 Rear Yard Exp: For Tax Year: **2018**
 Council Apprv?: Tax Inc. Utilities?:
 If new, GST/HST inc?: P.I.D.: **010-897-321**
 Tour: **Virtual Tour URL**

View: **Yes: OCEAN, ISLAND AND MOUNTAIN**
 Complex / Subdiv:
 Services Connected: **Electricity, Sanitary Sewer, Water**
 Sewer Type:

Style of Home: **2 Storey**
 Construction: **Frame - Wood**
 Exterior: **Mixed, Stucco**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations: **Substantially Rebuilt**
 # of Fireplaces: **1**
 Fireplace Fuel: **Wood**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Forced Air, Natural Gas**
 Outdoor Area: **Patio(s) & Deck(s)**
 Type of Roof: **Asphalt**

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**
 Parking: **DetachedGrge/Carport**
 Dist. to Public Transit: **ON BUS ROUTE** Dist. to School Bus: **ON BUS ROUTE**
 Title to Land: **Freehold NonStrata**
 Property Disc.: **No**
 PAD Rental:
 Fixtures Leased: **No** :
 Fixtures Rmvd: :
 Floor Finish: **Wall/Wall/Mixed**

Legal: **LOT 1, BLOCK J, PLAN VAP6401, DISTRICT LOT 686, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:
 Site Influences: **Marina Nearby, Recreation Nearby, Shopping Nearby, Waterfront Property**
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	10'0 x 10'0			x			x
Main	Living Room	10'0 x 10'0			x			x
Below	Bedroom	10'0 x 10'0			x			x
Main	Master Bedroom	10'0 x 10'0			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	1,049	# of Rooms:	4	Bath	1	Floor	Main	# of Pieces	3	Ensuite?	No	Outbuildings
Finished Floor (Above):	0	# of Kitchens:	1		2		Main		3		Yes	Barn:
Finished Floor (Below):	0	# of Levels:	2		3							Workshop/Shed:
Finished Floor (Basement):	302	Suite:	None		4							Pool:
Finished Floor (Total):	1,351 sq. ft.	Crawl/Bsmt. Height:			5							Garage Sz:
Unfinished Floor:	0	Beds in Basement:	0	Beds not in Basement:	2							Grg Dr Ht:
Grand Total:	1,351 sq. ft.	Basement:	Full		6							
					7							
					8							

Listing Broker(s): **RE/MAX City Realty** **RE/MAX City Realty**

Waterfront property in the heart of Lower Gibsons. Unobstructed views of the ocean, islands, mountains, and Gibsons Harbour from this well maintained home. Two bedrooms, including a large master suite with sliding doors onto the patio, and a large living area to entertain friends while enjoying the view. The location of this property is unbeatable, a stone's throw from coffee shops, Gibsons Tapworks, and Lower Gibsons shops and restaurants. A bonus boat house and a boat ramp at the water's edge make this rare offering the complete package for full time living or as a weekend getaway, with future development potential in the Gibsons OCP. Call us today for an information package.