



Presented by:  
**Nicky Tu PREC\***

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**Active**  
**R2293303**  
 Board: V  
 House/Single Family

**1140 DEPOT ROAD**  
 Squamish  
 Brackendale  
 V0N 2L0

Residential Detached  
**\$975,000 (LP)**  
 (SP)



Sold Date: Frontage (feet): **0.01** Original Price: **\$1,089,000**  
 Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1969**  
 Depth / Size: Bathrooms: **2** Age: **49**  
 Lot Area (sq.ft.): **0.00** Full Baths: **2** Zoning: **RL2**  
 Flood Plain: Half Baths: **0** Gross Taxes: **\$5,002.26**  
 Rear Yard Exp: For Tax Year: **2017**  
 Council Apprv?: Tax Inc. Utilities?:  
 If new, GST/HST inc?: P.I.D.: **007-666-403**  
 Tour:  
 View: :  
 Complex / Subdiv:  
 Services Connected: **Community, Electricity, Sanitary Sewer, Water**

Style of Home: **1 Storey**  
 Construction: **Frame - Wood**  
 Exterior: **Wood**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations:  
 # of Fireplaces: **1**  
 Fireplace Fuel: **Wood**  
 Water Supply: **City/Municipal**  
 Fuel/Heating: **Electric**  
 Outdoor Area: **Balcony(s)**  
 Type of Roof: **Asphalt**

Reno. Year:  
 R.I. Plumbing:  
 R.I. Fireplaces:

Total Parking: Covered Parking: Parking Access:  
 Parking: **Carport; Single**  
 Dist. to Public Transit: Dist. to School Bus:  
 Title to Land: **Freehold NonStrata**  
 Property Disc.: **Yes**  
 PAD Rental:  
 Fixtures Leased: **No** :  
 Fixtures Rmvd: :  
 Floor Finish: **Wall/Wall/Mixed**

Legal: **PL VAP15323 LT 1 BLK 31 LD 36 SEC 22 TWP 50. PART S 1/2 OF SE 1/4, GROUP 1.**

Amenities: **Garden, Storage**

Site Influences: **Private Setting, Private Yard**  
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Microwave, Other - See Remarks, Smoke Alarm**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
<b>Main</b>	<b>Foyer</b>	<b>6'2 x 13'4</b>	<b>Below</b>	<b>Laundry</b>	<b>15' x 10'6</b>			<b>x</b>
<b>Main</b>	<b>Kitchen</b>	<b>10'4 x 19'2</b>			<b>x</b>			<b>x</b>
<b>Main</b>	<b>Dining Room</b>	<b>16' x 12'</b>			<b>x</b>			<b>x</b>
<b>Main</b>	<b>Bedroom</b>	<b>12'6 x 12'</b>			<b>x</b>			<b>x</b>
<b>Main</b>	<b>Bedroom</b>	<b>8'8 x 11'6</b>			<b>x</b>			<b>x</b>
<b>Below</b>	<b>Foyer</b>	<b>6'6 x 11'2</b>			<b>x</b>			<b>x</b>
<b>Below</b>	<b>Living Room</b>	<b>9'6 x 18'</b>			<b>x</b>			<b>x</b>
<b>Below</b>	<b>Living Room</b>	<b>13' x 10'</b>			<b>x</b>			<b>x</b>
<b>Below</b>	<b>Bedroom</b>	<b>11' x 8'10</b>			<b>x</b>			<b>x</b>
<b>Below</b>	<b>Bedroom</b>	<b>12'6 x 7'10</b>			<b>x</b>			<b>x</b>

Finished Floor (Main): <b>1,850</b>	# of Rooms: <b>11</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>0</b>	# of Kitchens: <b>1</b>	1	<b>Main</b>	<b>4</b>	<b>No</b>	Barn:
Finished Floor (Below): <b>0</b>	# of Levels: <b>1</b>	2	<b>Below</b>	<b>3</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement): <b>0</b>	Suite:	3				Pool:
Finished Floor (Total): <b>1,850 sq. ft.</b>	Crawl/Bsmt. Height:	4				Garage Sz:
Unfinished Floor: <b>0</b>	Beds in Basement: <b>0</b>	5				Door Height:
Grand Total: <b>1,850 sq. ft.</b>	Basement: <b>Unfinished</b>	6				
	Beds not in Basement: <b>4</b>	7				
		8				

Listing Broker(s): **RE/MAX Sea to Sky Real Estate**

**0.62 acreage located on a sunny private lot in Brackendale. Build your dream home or renovate existing on this amazing lot in a great location.**



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**Active**  
**R2290270**

Board: V  
House with Acreage

**12825 SQUAMISH VALLEY ROAD**

Squamish  
Upper Squamish  
VON 1H0

Residential Detached

**\$2,280,000** (LP)

(SP)



Sold Date: \_\_\_\_\_ Frontage (feet): **2,400.0** Original Price: **\$2,890,000**  
 Meas. Type: **Feet** Bedrooms: **6** Approx. Year Built: **1976**  
 Depth / Size: \_\_\_\_\_ Bathrooms: **4** Age: **43**  
 Lot Area (sq.ft.): **0.00** Full Baths: **3** Zoning: **ALR**  
 Flood Plain: \_\_\_\_\_ Half Baths: **1** Gross Taxes: **\$2,054.67**  
 Rear Yard Exp: \_\_\_\_\_ For Tax Year: **2017**  
 Council Apprv?: \_\_\_\_\_ Tax Inc. Utilities?: **No**  
 If new, GST/HST inc?: \_\_\_\_\_ P.I.D.: **011-251-204**  
 Tour: \_\_\_\_\_  
 View: **Yes: Mountains**  
 Complex / Subdiv: **Squamish Valley**  
 Services Connected: **Septic**

Style of Home: **2 Storey w/Bsmt.**  
 Construction: **Frame - Wood**  
 Exterior: **Wood**  
 Foundation: **Concrete Perimeter**  
 Rain Screen: \_\_\_\_\_  
 Renovations: \_\_\_\_\_  
 # of Fireplaces: **1**  
 Fireplace Fuel: **Wood**  
 Water Supply: **Well - Shallow**  
 Fuel/Heating: **Electric**  
 Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard**  
 Type of Roof: **Wood**

Total Parking: \_\_\_\_\_ Covered Parking: **2** Parking Access: \_\_\_\_\_  
 Parking: **Grge/Double Tandem**  
 Dist. to Public Transit: \_\_\_\_\_ Dist. to School Bus: \_\_\_\_\_  
 Title to Land: **Freehold NonStrata**  
 Property Disc.: **Yes**  
 PAD Rental: \_\_\_\_\_  
 Fixtures Leased: **No** :  
 Fixtures Rmvd: **No** :  
 Floor Finish: **Other**

Legal: **LOT 1, DL1512, PL 21704**

Amenities: **Barn, Green House, Storage**

Site Influences: **Greenbelt, Private Setting, Shopping Nearby, Treed**

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Free Stand F/P or Wdstove, Storage Shed, Wet Bar**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	12' x 11'			x			x
Main	Living Room	25' x 15'			x			x
Main	Dining Room	15' x 10'			x			x
Main	Bedroom	12' x 14'			x			x
Main	Bedroom	12' x 18'			x			x
Main	Bar Room	12' x 12'			x			x
Above	Master Bedroom	12' x 16'			x			x
Above	Bedroom	20' x 14'			x			x
Above	Bedroom	11' x 14'			x			x
Above	Bedroom	13' x 17'			x			x

Finished Floor (Main):	<b>2,348</b>	# of Rooms: <b>10</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>1,080</b>	# of Kitchens: <b>1</b>	1	<b>Main</b>	<b>2</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>0</b>	# of Levels: <b>2</b>	2	<b>Main</b>	<b>3</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite: <b>None</b>	3	<b>Above</b>	<b>4</b>	<b>Yes</b>	Pool:
Finished Floor (Total):	<b>3,428 sq. ft.</b>	Crawl/Bsmt. Height:	4	<b>Above</b>	<b>4</b>	<b>No</b>	Garage Sz:
Unfinished Floor:	<b>2,348</b>	Beds in Basement: <b>0</b> Beds not in Basement: <b>6</b>	5				Door Height:
Grand Total:	<b>5,776 sq. ft.</b>	Basement: <b>Fully Finished</b>	6				
			7				
			8				

Listing Broker(s): **RE/MAX Sea to Sky Real Estate**

**Have you ever dreamed of owning a farm or acreage just 15 minutes away from Squamish ? Now is your opportunity . Glacier Valley Farms is located just 15 minutes from Squamish and is a 42 acre estate with a lovely 7 bedroom home with 2 other out buildings including guest house and barn . This property has 3 wells as well as certified septic system and currently operated as a farm .**