



Presented by:
Adam Lloyd PREC*

Stonehaus Realty Corp.
 Phone: 604-492-5000
 www.adamlloyd.ca
 adam@adamlloyd.ca



Active
R2249319

Board: V
 House with Acreage

5697 GARDEN BAY ROAD

Sunshine Coast
 Pender Harbour Egmont
 V0N 2H1

Residential Detached

\$599,000 (LP)

(SP)



Sold Date:	Frontage (feet):	Original Price: \$599,000
Meas. Type: Feet	Bedrooms: 0	Approx. Year Built: 1950
Depth / Size:	Bathrooms: 0	Age: 68
Lot Area (sq.ft.): 0.00	Full Baths: 0	Zoning: RU1
Flood Plain: No	Half Baths: 0	Gross Taxes: \$2,098.01
Rear Yard Exp:		For Tax Year: 2017
Council Apprv?:		Tax Inc. Utilities?: No
If new, GST/HST inc?:		P.I.D.: 004-995-945
		Tour:
View: No		
Complex / Subdiv:		
Services Connected: Electricity, Water		

Style of Home: **1 Storey**
 Construction: **Frame - Metal**
 Exterior: **Other**
 Foundation: **Other**
 Rain Screen:
 Renovations:
 # of Fireplaces: **0**
 Fireplace Fuel:
 Water Supply: **Well - Shallow**
 Fuel/Heating: **Electric**
 Outdoor Area: **None**
 Type of Roof: **Other**

Total Parking: Covered Parking: Parking Access:
 Parking: **Open**
 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:

Legal: **AMENDED BLK E (REFERENCE PLAN 2735), SEE 293370-L DL 1025 GRP 1 NWD**

Amenities:
 Site Influences:
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Other	0' x 0'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 800	# of Rooms: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	# of Kitchens: 0	1				Barn:
Finished Floor (Below): 0	# of Levels: 1	2				Workshop/Shed:
Finished Floor (Basement): 0	Suite: None	3				Pool:
Finished Floor (Total): 800 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
	Beds in Basement: 0	5				Door Height:
	Basement: None	6				
Unfinished Floor: 0	Beds not in Basement: 0	7				
Grand Total: 800 sq. ft.		8				

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

'Unique Investment Opportunity'. A 53 acre property in the heart of Kleindale. Dual zoning permits intensive agriculture, campground and much more. Beautiful piece of land with 2 prominent wooded knolls, pasture, trout creek and great exposure with privacy. Would be suitable for a family estate. **House is of no value**