

Active
R2360214
 Board: V, Detached
 House/Single Family

466 MARINE DRIVE

Sunshine Coast
 Gibsons & Area
 V0N 1V1

\$999,999 (LP)
 (SP)



Days on Market: **268** List Date: **4/16/2019** Expiry Date: **2/16/2020**
 Previous Price: **\$1,099,000** Original Price: **\$1,149,000** Sold Date:
 Meas. Type: **Feet** Frontage (feet): **66.00** Approx. Year Built: **9999**
 Depth / Size: Frontage (metres): **20.12** Age: **999**
 Lot Area (sq.ft.): **5,742.00** Bedrooms: **2** Zoning: **CDA-1**
 Flood Plain: Bathrooms: **2** Gross Taxes: **\$6,049.32**
 Council Apprv?: Full Baths: **2** For Tax Year: **2018**
 Rear Yard Exp: Half Baths: **0** Tax Inc. Utilities?:
 If new, GST/HST inc?: P.I.D.: **010-897-321**
 View: **Yes: OCEAN, ISLAND AND MOUNTAIN** Tour: **Virtual Tour URL**
 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**
 Seller's Interest: **Court Ordered Sale**
 Property Disc.: **No : COURT ORDERED SALE**
 PAD Rental:
 Fixtures Leased: **No :**
 Fixtures Rmvd: **:**
 Registered:
 Floor Finish: **Wall/Wall/Mixed**

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

Municipal Charges
 Garbage:
 Water:
 Dyking:
 Sewer:
 Other:

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

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

List Broker 1: **RE/MAX City Realty - OFC: 604-886-2670**
 List Desig Agt 1: **Krista Dempster PREC* - Contc: 604-740-2050**
 List Desig Agt 2: **Melissa Grant - Phone: 604-989-1300** 3:
 Sell Broker 1:
 Sell Sales Rep 1: 2: 3:
 Owner: **Micra Capital INC., Ralph Hoffman, Helen Hoffman**
 Commission: **3.255% ON FIRST \$100,000 & 1.1625% ON THE BALANCE**
 List Broker 2: **RE/MAX City Realty - OFC: 604-886-2670**
krista@dempstergrant.com Appointments: **Phone L.R. First**
 Call: **Krista or Melissa**
 Phone: **604-740-2050**
 Occupancy: **Vacant**

Realtor Remarks: **Court ordered sale, schedule A must accompany any offer. Property for sale as is-where is. All measurements approximate, buyer to verify if important. Measurements approximate, and lot size/frontage taken from mapping.**

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.