



Presented by:
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Active
R2230299

Board: V
House with Acreage

12825 SQUAMISH VALLEY ROAD

Squamish
Upper Squamish
V0N 1H0

Residential Detached

\$3,680,000 (LP)

(SP)



Sold Date:	Frontage (feet):	2,400.0	Original Price: \$3,680,000
Meas. Type: Feet	Bedrooms:	6	Approx. Year Built: 1976
Depth / Size: 731	Bathrooms:	4	Age: 42
Lot Area (sq.ft.): 0.00	Full Baths:	3	Zoning: ALR
Flood Plain:	Half Baths:	1	Gross Taxes: \$2,054.77
Rear Yard Exp:			For Tax Year: 2017
Council Apprv?:			Tax Inc. Utilities?:
If new, GST/HST inc?:			P.I.D.: 011-251-204
			Tour:
View:	Yes: MOUNTAIN		
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**

Reno. Year: **2009**
R.I. Plumbing:
R.I. Fireplaces:

Total Parking: Covered Parking: Parking Access:
Parking: **RV Parking Avail., Visitor Parking**

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: **Other**

Legal: **PL VAP21704 LT 1 DL 1512 LD 36.**

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

Site Influences:
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Fireplace Insert, 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			
Above	Bedroom	13' x 17'			x			

Finished Floor (Main):	2,348	# of Rooms: 10	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	1,080	# of Kitchens: 1	1	Main	2	No	Barn: 50' X 75'
Finished Floor (Below):	0	# of Levels: 2	2	Main	3	No	Workshop/Shed:
Finished Floor (Basement):	0	Suite:	3	Above	4	Yes	Pool:
Finished Floor (Total):	3,428 sq. ft.	Crawl/Bsmt. Height:	4	Above	4	No	Garage Sz:
		Beds in Basement: 0	5				Door Height:
Unfinished Floor:	2,348	Beds not in Basement: 6	6				
Grand Total:	5,776 sq. ft.	Basement: Fully Finished	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 here is your opportunity! Glacier Valley Farms, located just 15 minutes from Squamish, is a 42 acre estate with a lovely 7 bedroom home as well as 2 other outbuildings including guest house and barn. This property has 3 wells and a certified septic system and is currently operating as a farm with summer group revenue. There are many options for generating revenue on this site- including B&B, Conference Center, as well as ALR variance for 10 cabins on the site.