



Presented by:  
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**Active**  
**R2242279**

Board: V  
Townhouse

**7 5520 MCCOURT ROAD**

Sunshine Coast  
Sechelt District  
V0N 3A7

Residential Attached

**\$547,500** (LP)

(SP)



Sold Date:  
Meas. Type:  
Depth / Size (ft.):  
Lot Area (sq.ft.): **0.00**  
Flood Plain:  
Council Apprv?:  
Exposure:  
If new, GST/HST inc?:

Frontage (feet):  
Frontage (metres):  
Bedrooms: **3**  
Bathrooms: **3**  
Full Baths: **3**  
Half Baths: **0**  
Maint. Fee: **\$400.20**

Original Price: **\$547,500**  
Approx. Year Built: **2007**  
Age: **11**  
Zoning: **R4**  
Gross Taxes: **\$3,767.21**  
For Tax Year: **2017**  
Tax Inc. Utilities?:  
P.I.D.: **027-030-521**  
Tour:

Mgmt. Co's Name:  
Mgmt. Co's Phone:

View: **Yes: Ocean View**

Complex / Subdiv: **Seaview Villas**

Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **2 Storey w/Bsmt.**  
Construction: **Frame - Wood**  
Exterior: **Hardi Plank**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
Water Supply: **City/Municipal**  
Fireplace Fuel: **Gas - Natural**  
Fuel/Heating: **Electric, Natural Gas**  
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**  
Type of Roof: **Asphalt**

Reno. Year:  
R.I. Plumbing:  
R.I. Fireplaces:  
# of Fireplaces: **1**

Total Parking: **2** Covered Parking: **2** Parking Access: **Front**  
Parking: **Garage; Double**

Locker:  
Dist. to School Bus:  
Total Units in Strata:

Dist. to Public Transit:  
Units in Development:  
Title to Land: **Freehold Strata**

Property Disc.: **No**  
Fixtures Leased: **:**  
Fixtures Rmvd: **:**  
Floor Finish: **Hardwood, Tile, Wall/Wall/Mixed**

Maint Fee Inc: **Gardening**

Legal: **SL 3 DL 4297 GRP 1 NWD STRATA PLAN BCS2275 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE.**

Amenities: **In Suite Laundry**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12' x 10'8"	Below	Storage	18'6" x 5'10"			x
Main	Dining Room	8'6" x 8'	Below	Utility	11'10" x 6'2"			x
Main	Kitchen	11' x 8'5"	Below	Other	13'9" x 8'9"			x
Main	Foyer	6'3" x 5'			x			x
Main	Master Bedroom	13' x 12'			x			x
Main	Bedroom	12'6" x 10'			x			x
Main	Laundry	6' x 6'			x			x
Below	Recreation	36'4" x 14'3"			x			x
Below	Bedroom	11'8" x 11'8"			x			
Below	Office	18' x 12'5"			x			

Finished Floor (Main):	<b>1,274</b>	# of Rooms: <b>13</b>	# of Kitchens: <b>1</b>	# of Levels: <b>2</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	Crawl/Bsmt. Height:			1	Main	<b>4</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>1,274</b>	Restricted Age:			2	Main	<b>5</b>	<b>Yes</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	# of Pets:	Cats:	Dogs:	3	Below	<b>3</b>	<b>No</b>	Pool:
Finished Floor (Total):	<b>2,548 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	<b>0</b>	Bylaws: <b>Pets Allowed w/Rest.</b>			5				Door Height:
Grand Total:	<b>2,548 sq. ft.</b>	Basement: <b>Full, Fully Finished</b>			6				
					7				
					8				

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

**Spacious view townhome in one of the best West Sechelt neighborhoods. Level entry home with main level living. Open concept floor plan with beautiful hardwood floors, kitchen with beautiful wood cabinetry, granite counter tops and large prep Island. The main living area and the Master Bedroom open up to a private deck with views of the Georgia Strait. Master suite features a spacious ensuite with separate soaker tub and shower. The lower level offers a huge rec room, large office area, another large storage room and a guest suite and bathroom. Attached double car garage is hard to find in multi family units. This home needs a little bit of TLC to bring it back to it's original beauty. COURT ORDERED SALE - SUBJECT TO COURT APPROVAL. Easy to show book your appointment today!**