Active 82428336 Board: V House/Single Family		Suns Gibso Vi Sold Date: Meas. Type: Depth / Size: Lot Area (sq.ft. Flood Plain: Rear Yard Exp: Council Apprv? If new, GST/HS View: Complex / Sub	: 5T inc?: Yes: Oce	Frontage (f Bedrooms: Bathrooms: Full Baths: Half Baths: an, Mountair	3 2 1	Original Approx. Age: Zoning: Gross Ta For Tax Tax Inc.	+ ,
		Meas. Type: Depth / Size: Lot Area (sq.ft. Flood Plain: Rear Yard Exp: Council Apprv? If new, GST/H View: Complex / Sub	89 .): 2,831.00 : : ST inc?: Yes: Oce	Bedrooms: Bathrooms: Full Baths: Half Baths:	3 2 1	Approx. Age: Zoning: Gross Ta For Tax Tax Inc. P.I.D.: 0	Year Built: 9999 999 CDA ixes: \$4,695.77 Year: 2019 Utilities?:
		Services Conne		•	is, Islands		
	C	Sewer Type:	cted: Electricity	y, Natural Ga	s, Sanitary Se	ewer, Wate	er
Renovations: I ¢ of Fireplaces: 0 I Fireplace Fuel:			DUP 1, NEW WES	nsit: at door reehold NonS No : : Yixed	Dist. trata	ng Access: F to School Bu & BLKS H &	s:
Floor Type Dimension Main Living Room 20'9 x 14 Main Kitchen 11'5 x 10 Main Eating Area 11'5 x 8' Main Master Bedroom 12'2 x 9' Main Bedroom 11'9 x 8' Below Other 10'7 x 13 Below Bedroom 11' x 10 x X	4'4 0' '3 '10 '5 3'7	Туре	1	Dimensions X X X X X X X X X X X X	Floor	Туре	Dimensions x x x x x x x x x x x x x x x x
inished Floor (Main): 1,009 # (inished Floor (Above): 0 # (inished Floor (Below): 270 # (inished Floor (Basement): 0 inished Floor (Total): 1,279 sq. ft. Be	of Rooms: 7 of Kitchens: 1 of Levels: 2 uite: awl/Bsmt. Heigh eds in Basement: asement: Part		ot in Basement: 3	Bath F	iloor # of Piece 1ain 3 elow 1	s Ensuite? No No	Outbuildings Barn: Workshop/Shed: Pool: Garage Sz: Grg Dr Ht:
isting Broker(s): Sutton Group-West Coast R	lealty		Si	utton Group-W	/est Coast Rea	lty	

Phone: 604-551-4418 http://www.lusayala.ca juisayala@shaw.ca Image: Constant of the part of				Luis A	esented by: yala PRE (o Edge Realty	C*					
12330231 Sold Date: Frontage (rect): 33.00 Original Price: \$629,000 (P) Independenci V Sold Date: Frontage (rect): 33.00 Original Price: \$629,000 (P) Independenci V Mass. Type: Feet Badrooms: 1 Appr:: Page: 999 Independenci V Mass. Type: Feet Badrooms: 0 Aqe:: 999 Independenci V Mass. Type: Feet Badrooms: 0 Aqe:: 999 Independenci V Mass. Type: Feet Badrooms: 0 Aqe:: 999 Independenci V Mass. Type: Feet Feet Badrooms: 0 Aqe:: 999 Independenci: Trace: Mass. Type: Feet Tou: Trace: Tou: Tou:<				Phone: http://w	: 604-551-4418 www.luisayala.ca						
Deard: V Gibbons & Area VON 1/1 (SP) 0 Sold Date: Frontage (feet): 33.00 Original Price: \$629,000 Mess. Type: Feet Bedrooms: 1 Approx. Year Built: 9999 Depth / Sze: 95.00 Bathrooms: 0 Zoning: CDA-1 Lod Area (sq.ft): 2,970.00 Hull Baths: 0 Zoning: CDA-1 Lod Area (sq.ft): 2,970.00 Hull Baths: 0 Zoning: CDA-1 Lod Area (sq.ft): 2,970.00 Hull Baths: 0 Zoning: CDA-1 Lod Area (sq.ft): 2,970.00 Hull Baths: 0 Zoning: CDA-1 For Tax Year: 2018 Tax Inc. Utilities?: No PLID: 010-897-305 Tou: View: Services Connectice: Water Water Services Connectice: Water Services Connectice: Water Dest. to School Bus: Title to Lard: Freehold NonStrata Parking Access: Fort Parking Access: Fort Parking Access: Fort Services Ornectice: Raine: Parking Access: Fort Parking Access: Fort Services Ornectice: Raine: Parking Access: Fort Parking Access: Fort				-							
Meas. Type: Feet Bedrooms: 1 Approx. Year Built: 999 Depth / Size: 89.00' Bathrooms: 0 Age:: 999 Lot Area (sq. ft.): 2.970.00 Full Baths: 0 Gross Taxes: \$4,758 Flood Plain: Half Baths: 0 Gross Taxes: \$4,758 CDundi ApproX. Tax Inc. Utilities?: No Tax Inc. Utilities?: No Tax Inc. Utilities?: No Tour: Virtual Tour URL View: Yes: Yes: Panoramic Ocean Island & Mtns Connetset: Water Service Connected: Water Service Connected: Water Det. to Public Transit: 1 Lock Area Site (Site (Gibs	sons & Area					\$629,000	(LP) (SP) M
Depth / Size: 89.00' Bathmoms: 0 Age: 999 Lot Area (sq.ft.): 2,770.00 Full Baths: 0 Zoning: CDA-1 Lot Area (sq.ft.): 2,770.00 Full Baths: 0 Zoning: CDA-1 Rear Yard Exp: Gross Taxes: 54,753 For Tax Year: 2018 Council Approv: If new, GST/HST inc?:No P.I.D.: 010-897-305 Tou: Virual Tour URL View: Yes: Panoramic Ocean Island & Mtms Services Connected: Water Service Sconnected: Water Service Connected: Water Service Sconnected: Water Service Sconnected: Dist. to School Bus: Title to Land: Freehold NonStrata Dist. to School Bus: Title to Land: Parking: Access: Front Property Disc:: No: R.I. Fireplaces: 1 Poperty Disc:: No Pacthat: Pacthat: Dist. to School Bus: Title to Land: Freehold NonStrata No: AS IS /WHERE IS Dist. to School Bus: Title to Land: Pacthat: Station Pachet Hist: No: AS IS /WHERE IS Ration Area: Bathry(s) Patio(s) Dck(s) R.I. Fireplaces: 1 Poo No: AS IS /WHERE IS Station Area: Station Area: Station Area: Station Area: Station Area: <td< th=""><th>Change Science and</th><th></th><th></th><th></th><th>Fact</th><th>-</th><th></th><th></th><th>-</th><th>-</th><th>-</th></td<>	Change Science and				Fact	-			-	-	-
Lot Area (sq.ft.): 2,970.00 Full Baths: 0 Zoning: CDA-1 Hood Plain: Half Baths: 0 Gross Taxes: \$\$4,758 For Tax Year Exp: Council Apprv2: For Tax Year 201 If new, GST/HST inc?No P.I.D.: 010-897-305 Tour: Virtual Tour URL View: Yes: Panoramic Ocean Island & Mtns Complex / Subdiv: LOWER GIBSONS Services Concrete Perimeter Total Parking: 2 Covered Parking: 2 Parking Access: Front Yester Total Parking: 2 Covered Parking: 2 Parking Access: Front Parking Cacess: Front Yester Reno, Year: 999 Ext. Freiplaces: 1 Property Disc:: No Parking Access: Front Yester Supply: Citly/Municipal Metered Water: Property Disc:: No Parking Cacess: Front Property Disc: No R.I. Freiplaces: 1 Property Disc:: No : AS IS/WHERE IS Picture Rnvet: No : AS IS/WHERE IS Parking Room S X 5 State Parking: Covered Parking: X X X Parking Room S X 5 State Parking: Year X X Property Disc:: No S X 5 Sta			figne and	NO FI						rear built:	
Flood Plain: Half Baths: 0 Gross Taxes: \$4,758 Rear Yard Exp: Council Apprv?: Tax Inc. Utilities?: No Partar Year: \$2018 Council Apprv?: If new, CST/HST Inc?:No Partar Year: Partar Year:	And Street Provention		4	84				-			
Rear Yard Exp: For Tax Year: 2018 Council Appry?: Tax Inc. Utilities?: No Tax Inc. Utilities?: No Pil.D: 100-897-305 Tour: Tour: Virual Tour URL View: Yes: Panoramic Ocean Island & Mtns Complex / Subdit Complex / Subdit Complex / Subdit View: Yes: Panoramic Ocean Island & Mtns Complex / Subdit Complex / Subdit Complex / Subdit View: Yes: Panoramic Ocean Island & Mtns Complex / Subdit Complex / Subdit Dist. Iol: Socan Inscreen: Total Parking: 2 Covered Parking: 2 Parking Access: Front Prince: Frame - Wood R.I. Fleptaces: 1 Paparty Disc.: No Dist. to School Bus: Total Parking: Other Retrait: Property Disc.: No Dist. to School Bus: Prince: Total Parking: Carage; Double Dist. to School Bus: Total Parking: Carage; Double Parking: Other Fourters Softwood Dist. to School Bus: Total Parking: Carage; Double Prince: Chr/Municipal Metered Water: Fourters Softwood Stara X Parking: Conc		• *		Lot Area (sq.ft	t.): 2,970.00	Full Bath	s:	0	Zoning:		CDA-1
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View: Yes: Parking: Concrete Stand & Mtms: Of Home: 11/2 Storey Services Connected: Water Services Connected: Water Frame - Wood Parking: Concrete Perimeter Scrence: Scrence: Services Connected: Water Dist. to Public Transt: 1810CK Of Frephoces: 0 R.I. Plumbing: Property Disc: No No Scrence: Rating: Scrence: Property Disc: No No No Scrence: R.I. Plumbing: Property Disc: No Parking: Dist. to School Bus: Scrence: R.I. Plumbing: Property Disc: No Parking: Dist. to School Bus: Scrence: R.I. Fireplaces: Ithures Leased: No : Fictures I cased: No : Fictures I cased: No : Scrence: Catry Black(S) Datk(S) Metered Water: Fictures I cased: No : Scrence: No Scrence: Catry Black(S) Datk(S) Diftereloces: No Scrence: No Scrence: No Scrence: Scrence: Scrence: Scrence: Scrence: No Scrence: <td></td> <td></td> <td></td> <td>Contraction of the local division of the loc</td> <td></td> <td></td> <td></td> <td></td> <td>PID.0</td> <td>10-897-3</td> <td>05</td>				Contraction of the local division of the loc					PID.0	10-897-3	05
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Complex / Subdiv: LOWER GIBSONS Services Connected: Vater Services Connected: Services Connected: Water Services Connected: Parking: 2 Parking Access: Front Instruction: Frame - Wood train Screen: Total Parking: 2 Covered Parking: 2 Parking Access: Front Instruction: Mixed undation: Concrete Perimeter Instruction: Dist. to School Bus: Dist. to School Bus: Information: Parking: Covered Parking: 2 Dist. to School Bus: Dist. to School Bus: Information: R.I. Plumbing: Property Disc:: No Dist. to School Bus: Dist. to School Bus: Information: R.I. Plumbing: Property Disc:: No PAD Rental: Property Disc:: No Parking: Cttr//Municipal Metered Water: Fixtures Readed: No : Fixtures School Bus: Truct Parking: Environmentation of the school Bus: gal: LOT E, BLOCK D, PLAN VAP6401, DISTRICT LOT 686, NEW WESTMINSTER LAND DISTRICT, & BLKS H & J Property Disc:: No X tain Edenoom 5'x 5' X X X X X tain Streen: Dimensions Floor	The second secon								Tour. V		
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Sewer Type: Ve of Home: 11/2 Storey Total Parking: 2 Covered Parking: 2 Parking Access: Front Parking: Garage; Double Parking: Covered Parking: 2 Parking Access: Front Parking: Garage; Double Dist. to Public Transit: 1 BLOCK Dist. to School Bus: in Screen: R.I. Piumbing: R.I. Piumbing: Property Disc.: No PAD Rental: in Store Fuel: Access: 1 Property Disc.: No PAD Rental: Fixtures Leased: No : Fixtures Leased: No : regale: LOT E, BLOCK D, PLAN VAP6401, DISTRICT LOT 686, NEW WESTMINSTER LAND DISTRICT, & BLKS H & J Imenities: teinfluences: Central Location, Paved Road, Shopping Nearby, Waterfront Property atures: X X X tain Kitchen 5' x 5' X X X X X tain Bedroom 5' x 5' X <td< td=""><td></td><td>ALLA</td><td></td><td>Complex / Sub</td><td>odiv: LOWER G</td><td>IBSONS</td><td></td><td></td><td></td><td></td><td></td></td<>		ALLA		Complex / Sub	odiv: LOWER G	IBSONS					
yle of Home: 11/2 Storey nstruction: Frame - Wood thirded undation: Concrete Perimeter in Screen: an Screen: Parthy R.I. Fireplaces: 1 Parthy R.I. Fireplaces: 1 Property Disc.: No PAD Rental: Fixtures Rmvd: No : AS IS/WHERE IS Fixtures Rmvd: No : AS IS/WHERE IS Fixtures Rmvd: No : AS IS/WHERE IS Batery (S) Patio(S) Dck(S) pe of Roof. Other agai: LOT E, BLOCK D, PLAN VAP6401, DISTRICT LOT 686, NEW WESTMINSTER LAND DISTRICT, & BLKS H & J menities: te Influences: Central Location, Paved Road, Shopping Nearby, Waterfront Property tain Eating Area 5' × 5' tain Bedroom 5' × 5' sinte Floor S' × 5'				Services Conn	ected: Water						
hartruction: Frame - Wood diverse in the formation in the				Sewer Type:							
instruction: Frame - Wood Parking: Garage; Double Parking: Garage; Double Dist. to Public Transit: 1 BLOCK Dist. to School Bus: Dist. to School Bus: Dist. to Public Transit: 1 BLOCK Dist. to School Bus: Dist. to Public Transit: 1 BLOCK Dist. to School Bus: Dister Boor Bus: Dister	vle of Home: 11/2 Store	v			Total Parking: 2	Covered P	arking: 2	Parking	Access: F	ront	
undation: Concrete Perimeter in Screen: Reno, Year: 9999 Rin Screen: Party R.I. Plumbing: Reno, Year: 9999 R.I. Plumbing: R.I. Fireplaces: 1 Property Disc.: No PAD Rental: Freehold NonStrata Property Disc.: No PAD Rental: Freehold NonStrata Property Disc.: No PAD Rental: Reno, Year: 9999 R.I. Plumbing: No PAD Rental: Reno, Year: 9999 R.I. Plumbing: No Pathered Water: Fixtures Leased: No : Fixtures Raved: No : AS IS/WHERE IS Floor Finish: Other gal: LOT E, BLOCK D, PLAN VAP6401, DISTRICT LOT 686, NEW WESTMINSTER LAND DISTRICT, & BLKS H & J menities: te Influences: Central Location, Paved Road, Shopping Nearby, Waterfront Property tatures: boor Type Dimensions F × 5' tain Eding Area 5' × 5' tain Bedroom 5' × 5' tain Bedroom 5' × 5' tain Flex Room 5' × 5' x tain Flex Room 5' × 5' x tain Flex Room 5' × 5' x tain Storage 5' x 5' x tain Flex Room 5' × 5' x tain Flex Room 5' × 5' x tain Flex Room 5' × 5' x tain Storage 5' x 5' x tain Bedroor (Main): 692 for d Rooms:6 for f of Pieces Ensuite? tain Storage f a of Rooms:6 for Glexement: 1 Bedsin Besement: 300 nished Floor (Main): 992 sq. ft. finished Floor:							- J				
ain Screen: Reno. Year: 9999 R.I. Plumbing: Arrow Partly R.I. Plumbing: Arrow Partly R.I. Fireplaces: 1 Property Disc.: No PAD Rental: Property Disc.: No PAD Rental: Property Disc.: No PAD Rental: Property Disc.: No PAD Rental: Fixtures Rmvd: No : AS IS/WHERE IS Floor Finish: Other UDT F, BLOCK D, PLAN VAP6401, DISTRICT LOT 686, NEW WESTMINSTER LAND DISTRICT, & BLKS H & J menities: te Influences: Central Location, Paved Road, Shopping Nearby, Waterfront Property eatures: Type Dimensions Type Dimensions Floor Type Dimensions Floor Type Dimensions Floor S' x 5' S' S' Tain Bedroom 5' x 5' Tain Bedroom 5' x 5' Tain Eating Area 5' x 5' Sismt Storage 5' x 5' x x x x x x x x x x x x x x x											
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of Fireplaces: 0 R.I. Fireplaces: 1 Property Disc: No replace Fuel: Attract Supply: City/Municipal diter Supply: City/Municipal Metered Water: Fixtures Rankd: uel/Heating: Other Fixtures Rankd: No : AS IS/WHERE IS uel/Heating: Other Fixtures Rankd: No : AS IS/WHERE IS reglace Supply: LOT E, BLOCK D, PLAN VAP6401, DISTRICT LOT 686, NEW WESTMINSTER LAND DISTRICT, & BLKS H & J mentities: total attraction, Paved Road, Shopping Nearby, Waterfront Property attracts Type Dimensions floor Type Dimensions Floor Type Dimensions floor Type Dimensions Floor Type Dimensions floor Type Dimensions Storage X X Atain Bedroom 5'x 5' X X X Atain Bedroom 5'x 5' X X X Atain Bedroom 5'x 5' X X X X sishet Floor (Main): 692 # of Rooms:6 # X X X <t< td=""><td></td><td></td><td></td><td></td><td>Title to Land: F</td><td>reenola No</td><td>nStrata</td><td></td><td></td><td></td><td></td></t<>					Title to Land: F	reenola No	nStrata				
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uel/Heating: Other Fixtures Rmvd: No : AS IS/WHERE IS balcny(s) Patio(s) Dck(s) Floor Finish: Other, Softwood regal: LOT E, BLOCK D, PLAN VAP6401, DISTRICT LOT 686, NEW WESTMINSTER LAND DISTRICT, & BLKS H & J menities: tet Influences: Central Location, Paved Road, Shopping Nearby, Waterfront Property setures: Floor Type Dimensions Floor Type Dimensions alain Kitchen 5' x 5' X X X X Alain Living Room 5' x 5' X X X X Alain Eating Area 5' x 5' X X X X Semt Floor main flex Room 5' x 5' X X X X sismt Storage 5' x 5' X X X X X X nished Floor (Main): 692 # of Rooms:6 # of Rooms:6 1 Main 0 No Barn: Barn: Workshop/Shed: Barn:	•										
utdoor Area: Baleny(s) Patio(s) Dck(s) Floor Finish: Other, Softwood egal: LOT E, BLOCK D, PLAN VAP6401, DISTRICT LOT 686, NEW WESTMINSTER LAND DISTRICT, & BLKS H & J menities: tet Influences: Central Location, Paved Road, Shopping Nearby, Waterfront Property eatures: itematication Type Dimensions Floor Type Dimensions ain Kitchen 5' x 5' x x x Main Living Room 5' x 5' x x x Main Bedroom 5' x 5' x x x Samt Flex Room 5' x 5' x x x sismt Flex Room 5' x 5' x x x x nished Floor (Main): 692 # of Rooms:6 # Main 0 No Barm: mished Floor (Basement): 300 mished Floor (Total): 992 sq. ft. # of Rooms:6 3 4 Garage Sz: Graw SZ: Garage Sz: Gray Basement:1 5 Basement:1 5 Basement:1 5 Basement:1 6 Garage Sz: Gray Base Gara	/ater Supply: City/Munici	pal	Metered	Water:	Fixtures Leased: N	lo :					
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\$204,100 below Assessment, even \$126,000 below the assessment of the land alone! This esplanade waterfront property is right on the seawall in the heart of fantastic Gibsons Landing. Imagine buying your own waterfront, in award-winning town, withing 45 minutes of West Van, for barely over \$600,000! Small lot; big potential. Choose your finishings - home has a reno in progress and will need finishing and work, but your end result will be outstanding, and incredibly valuable. Go with the high ceilings, wood floors, and amazing solid water views from each level. Property has a level off street parking and a large garage. It is within a block of restaurants, cafes, craft breweries, shops, and marina. Call for info or to view anytime. Realtor website has drone video. Enjoy Coast life!

	Lu	Presented by: JIS Ayala PI Metro Edge Realt Phone: 604-551-44 http://www.luisayala luisayala@shaw.c	/ 18 1.ca				
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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.