



Presented by:
Luis Ayala PREC*

Metro Edge Realty
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Active
R2428336
Board: V
House/Single Family

462 MARINE DRIVE
Sunshine Coast
Gibsons & Area
V0N 1V0

Residential Detached
\$784,500 (LP)
(SP)



Sold Date:	Frontage (feet):	33.00	Original Price: \$784,500
Meas. Type: Feet	Bedrooms:	3	Approx. Year Built: 9999
Depth / Size: 89	Bathrooms:	2	Age: 999
Lot Area (sq.ft.): 2,831.00	Full Baths:	1	Zoning: CDA
Flood Plain:	Half Baths:	1	Gross Taxes: \$4,695.77
Rear Yard Exp:			For Tax Year: 2019
Council Apprv?:			Tax Inc. Utilities?:
If new, GST/HST inc?:			P.I.D.: 010-897-291
			Tour:

View: **Yes: Ocean, Mountains, Islands**

Complex / Subdiv:

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

Sewer Type:

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Stucco**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **0**
Fireplace Fuel:
Water Supply: **City/Municipal**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Sundeck(s)**
Type of Roof: **Asphalt**

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

Metered Water:

Total Parking: **1** Covered Parking: **1** Parking Access: **Front**
Parking: **Carport; Single**

Dist. to Public Transit: **at door** Dist. to School Bus:
Title to Land: **Freehold NonStrata**

Property Disc.: **No**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: :
Floor Finish: **Mixed**

Legal: **LOT B, BLOCK D, PLAN VAP6401, DISTRICT LOT 686, GROUP 1, NEW WESTMINSTER LAND DISTRICT, & BLKS H & J**

Amenities:

Site Influences: **Central Location, Marina Nearby, Shopping Nearby, Waterfront Property**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	20'9 x 14'4			x			x
Main	Kitchen	11'5 x 10'			x			x
Main	Eating Area	11'5 x 8'3			x			x
Main	Master Bedroom	12'2 x 9'10			x			x
Main	Bedroom	11'9 x 8'5			x			x
Below	Other	10'7 x 13'7			x			x
Below	Bedroom	11' x 10'9			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	1,009	# of Rooms: 7	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens: 1	1	Main	3	No	Barn:
Finished Floor (Below):	270	# of Levels: 2	2	Below	1	No	Workshop/Shed:
Finished Floor (Basement):	0	Suite:	3				Pool:
Finished Floor (Total):	1,279 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
		Beds in Basement: 0	5				Grg Dr Ht:
Unfinished Floor:	0	Basement: Part	6				
Grand Total:	1,279 sq. ft.		7				
			8				

Listing Broker(s): **Sutton Group-West Coast Realty**

Sutton Group-West Coast Realty

A great opportunity to own Esplanade WATERFRONT in the heart of the Lower Village with amazing Vistas of Ocean, Islands and North Shore Mountains. Home needs TLC but worth the effort to be able to enjoy the amazing location and incredible views or purchase with neighbouring properties for development possibilities. Easy access to the desirable seawalk, Marina, local coffee shops and other amenities. Great Location!!



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Active
R2430251
Board: V
House/Single Family

476 MARINE DRIVE

Sunshine Coast
Gibsons & Area
V0N 1V1

Residential Detached

\$629,000 (LP)
(SP)



Sold Date:	Frontage (feet):	33.00	Original Price: \$629,000
Meas. Type: Feet	Bedrooms:	1	Approx. Year Built: 9999
Depth / Size: 89.00'	Bathrooms:	0	Age: 999
Lot Area (sq.ft.): 2,970.00	Full Baths:	0	Zoning: CDA-1
Flood Plain:	Half Baths:	0	Gross Taxes: \$4,758.67
Rear Yard Exp:			For Tax Year: 2018
Council Apprv?:			Tax Inc. Utilities?: No
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 Connected:	Water		
Sewer Type:			

Style of Home: **1 1/2 Storey**
Construction: **Frame - Wood**
Exterior: **Mixed**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations: **Partly**
of Fireplaces: **0**
Fireplace Fuel:
Water Supply: **City/Municipal**
Fuel/Heating: **Other**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Other**

Reno. Year: **9999**
R.I. Plumbing:
R.I. Fireplaces: **1**

Metered Water:

Total Parking: **2** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Double**
Dist. to Public Transit: **1 BLOCK** Dist. to School Bus:
Title to Land: **Freehold NonStrata**
Property Disc.: **No**
PAD Rental:
Fixtures Leased: **No**
Fixtures Rmvd: **No : AS IS/WHERE IS**
Floor Finish: **Other, Softwood**

Legal: **LOT E, BLOCK D, PLAN VAP6401, DISTRICT LOT 686, NEW WESTMINSTER LAND DISTRICT, & BLKS H & J**

Amenities:

Site Influences: **Central Location, Paved Road, Shopping Nearby, Waterfront Property**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	5' x 5'			x			x
Main	Living Room	5' x 5'			x			x
Main	Bedroom	5' x 5'			x			x
Main	Eating Area	5' x 5'			x			x
Bsmt	Flex Room	5' x 5'			x			x
Bsmt	Storage	5' x 5'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	692	# of Rooms:	6	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens:	1	1	Main	0	No	Barn:
Finished Floor (Below):	0	# of Levels:	2	2				Workshop/Shed:
Finished Floor (Basement):	300	Suite:	None	3				Pool:
Finished Floor (Total):	992 sq. ft.	Crawl/Bsmt. Height:		4				Garage Sz:
		Beds in Basement: 0	Beds not in Basement: 1	5				Grg Dr Ht:
Unfinished Floor:	200	Basement:	Partly Finished	6				
Grand Total:	1,192 sq. ft.			7				
				8				

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

\$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, within 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!



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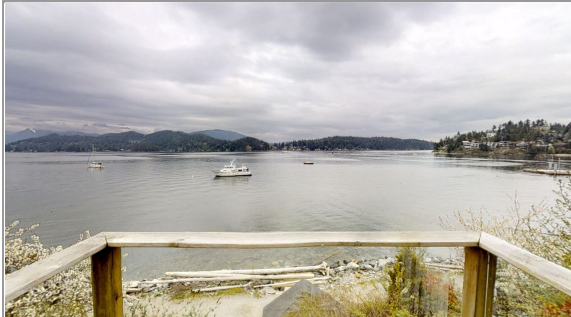
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Active
R2439920
Board: V
House/Single Family

466 MARINE DRIVE
Sunshine Coast
Gibsons & Area
V0N 1V1

Residential Detached
\$975,000 (LP)
(SP)



Sold Date:	Frontage (feet):	66.00	Original Price: \$975,000
Meas. Type: Feet	Bedrooms:	2	Approx. Year Built: 9999
Depth / Size:	Bathrooms:	2	Age: 999
Lot Area (sq.ft.): 5,742.00	Full Baths:	2	Zoning: CDA-1
Flood Plain:	Half Baths:	0	Gross Taxes: \$6,049.32
Rear Yard Exp:			For Tax Year: 2018
Council Apprv?:			Tax Inc. Utilities?:
If new, GST/HST inc?:			P.I.D.: 010-897-321
			Tour: Virtual Tour URL

View: **Yes: OCEAN, ISLAND AND MOUNTAIN**
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**

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

Metered Water:

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**
Property Disc.: **No**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: :
Floor Finish: **Wall/Wall/Mixed**

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

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 11'2			x			x
Main	Living Room	23'2 x 22'9			x			x
Main	Master Bedroom	15'7 x 12'4			x			x
Main	Foyer	2'11 x 14'6			x			x
Below	Bedroom	17'9 x 9'11			x			x
Below	Utility	13'2 x 14'4			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	1,132	# of Rooms:	6	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens:	1	1	Main	3	No	Barn:
Finished Floor (Below):	215	# of Levels:	2	2	Main	3	Yes	Workshop/Shed:
Finished Floor (Basement):	0	Suite:	None	3				Pool:
Finished Floor (Total):	1,347 sq. ft.	Crawl/Bsmt. Height:		4				Garage Sz:
		Beds in Basement: 0	Beds not in Basement: 2	5				Grg Dr Ht:
Unfinished Floor:	0	Basement: Full		6				
Grand Total:	1,347 sq. ft.			7				
				8				

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

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.