				Lu	Metro Phone: http://w	sented by: <b>ala PREC</b> Edge Realty 604-551-4418 ww.luisayala.ca ala@shaw.ca	2*					
<b>Active</b> <b>R2389815</b> Board: V House/Single	Family			133	Suns Pender H	MERLE ROA hine Coast arbour Egmont DN 1S1	\D			Resi	dential Det <b>\$309,000</b>	
	11/2 Storey Frame - Wood	1		Meas Deptl Lot A Flood Rear Coun If new View Comp Servio	Date: . Type: n / Size: rea (sq.ft. Plain: Yard Exp: cil Apprv? w, GST/HS	Feet 128 ): 10,240.00 No East : ST inc?:No No :		IS: nS: S: IS:	80.00 3 2 1 1	Approx. Age: Zoning: Gross Ta For Tax Tax Inc.		1979 40 R2 \$1,363.00 2018 No
Exterior: Foundation: Rain Screen: Renovations: # of Fireplaces Fireplace Fuel:	Wood Concrete Peri	meter al ck(s)		mbing:		Dist. to Public Trar Title to Land: Fr Property Disc.: No PAD Rental: Fixtures Leased: No Fixtures Rmvd: No	eehold No o o : AS IS W	/HERE IS	5	o School Bu	s:	
	Recreation No	earby, Rural S	Setting									
Floor Main Main Main Main Main Above Above	Type Foyer Living Room Dining Room Kitchen Bedroom Laundry Bedroom Bedroom	10' > 12' > 10' > 10' > 10' > 11' > 8' > 15' >	c 8' c 10' c 6' c 15' c 14' c	Floor	Туре	D	imensions X X X X X X X X X X X X X X X X	Floor	Ту	уре		Dimensions X X X X X X X X X X X X X X X X
Finished Floor Finished Floor Finished Floor Finished Floor Finished Floor Jnfinished Floo Grand Total:	Above): (Below): (Basement): (Total): pr:	798 400 0 1,198 sq. ft. <u>0</u> 1,198 sq. ft.	# of Roon # of Kitch # of Level Suite: <b>Nor</b> Crawl/Bsm	ens: <b>1</b> s: <b>2</b> ne nt. Height: nsement: <b>0</b>	Beds no	ot in Basement: <b>3</b>	Bath 1 2 3 4 5 6 7 8	Floor Main Above	# of Pieces 2 4	Ensuite? No No	Outt Barn: Workshop Pool: Garage Sz Grg Dr Ht:	buildings /Shed: ::

Set in lovely Garden Bay, a small waterfront community in Pender Harbour, Sunshine Coast of British Columbia. This cabin is a great weekend getaway. Home needs some love and attention. 3 bedrooms, 1.5 baths. Call your Agent today to view this home. As Is/Where Is. DO NOT ENTER PROPERTY WITHOUT AN APPT.

				<b>_</b>						
			Luia	Presented by:						4
				S Ayala PF Metro Edge Realty	(EC <sup>*</sup>					
			Pl	hone: 604-551-441					EDG	
				p://www.luisayala. luisayala@shaw.ca	са				R E A L	
Active				MARINE DR	VE			Resi	dential Det	ached
R2392475			000	Sunshine Coast					\$995,000	
Board: V House/Single F	Family			Gibsons & Area VON 1V1					1,	(SP) 🚺
louse, single i	lanny		Sold Date	-	Frontag	e (feet):	50.00	Original	Price: <b>\$9</b> 9	
			Meas. Ty		Bedroor		4	-	Year Built:	
			Depth / S	•	Bathroo		5	Age:	Fear Dunci	104
			10	(sq.ft.): <b>5,850.00</b>	Full Bat	ns:	4	Zoning:		C2
			Flood Pla	in:	Half Bat	hs:	1	Gross Ta	axes:	\$5,144.00
	10005		Rear Yard	•				For Tax	Year:	2018
			Council A						Utilities?:	
		tola 1	If new, G	SST/HST inc?:					04-389-7	19
			C VICE					Tour:		
			View:		<b>WATER VIEW</b>	-				
					THAM'S LANI					
and the			Services Sewer Ty	Connected: <b>Electr</b> /pe:	icity, Natural	Gas, Se	ptic, Wate	er		
Construction:	2 Storey w/Bsmt. Frame - Wood	, Other		Total Parking Parking: <b>Op</b>		Parking:	Parking	g Access: F	ront	
	Wood Concrete Perimete	er		Dist. to Publi	: Transit: <b>1</b>		Dist. to	School Bu	s:	
Rain Screen:		Reno. Ye		Title to Land	Freehold No	onStrata				
Renovations: # of Fireplaces:	2	R.I. Plun R.I. Firej	5	Property Disc	.: No					
•	Natural Gas, Woo	d		PAD Rental:						
	City/Municipal Electric, Natural G	Metered Gas. Wood	Water:	Fixtures Leas Fixtures Rmv						
	Balcny(s) Patio(s)			Floor Finish:	Hardwood,	Vinyl/Li	noleum			
ype of Roof:	Wood	STRICT LOT 687 P	I AN 2075							
ype of Roof:	Wood	STRICT LOT 687 P	LAN 2075							
ype of Roof: egal:	Wood	STRICT LOT 687 P	LAN 2075	I						
ype of Roof: egal: menities: ite Influences:	Wood LOT 1 BLOCK 5 DI	STRICT LOT 687 P Marina Nearby, Pa		eation Nearby, Sho	opping Nearby,	Waterfr	ont Propert	τy		
ype of Roof: egal: menities: ite Influences: eatures: Floor T	Wood LOT 1 BLOCK 5 DI Central Location, Type	Marina Nearby, Pa	ved Road, Recre	Туре	Dimensions	<b>Waterfr</b> Floor		r <b>y</b> /pe		Dimensions
Type of Roof: egal: Amenities: Site Influences: Teatures: Floor T Main M	Wood LOT 1 BLOCK 5 DI Central Location, Type Master Bedroom	Marina Nearby, Par Dimensions 18'10 x 12'2	ved Road, Recre Floor Bsmt E	Type <b>Bedroom</b>	Dimensions 11'7 x 10'4			-		x
ype of Roof: egal: menities: ite Influences: eatures: Floor T Main M Main I	Wood LOT 1 BLOCK 5 DI Central Location, Type	Marina Nearby, Par Dimensions 18'10 x 12'2 12'6 x 11'9	ved Road, Recre Floor E Bsmt E Bsmt F	Туре	Dimensions			-		
ype of Roof:         egal:         umenities:         Site Influences:         reatures:         Floor       T         Main       D         Main       L	Wood LOT 1 BLOCK 5 DI Central Location, Type Master Bedroom Dining Room Living Room Kitchen	Marina Nearby, Par Dimensions 18'10 x 12'2 12'6 x 11'9 18'4 x 14'2 12'7 x 9'3	ved Road, Recre Floor E Bsmt E Bsmt F Bsmt F Bsmt I	Type Bedroom Kitchen Foyer Laundry	Dimensions 11'7 x 10'4 15'5 x 8' 9'3 x 8'1 6'6 x 5'11			-		x x x x
Type of Roof: egal: Amenities: Site Influences: Features: Floor T Main M Main L Main H Main H	Wood LOT 1 BLOCK 5 DI Central Location, Type Master Bedroom Dining Room Living Room	Marina Nearby, Par Dimensions 18'10 x 12'2 12'6 x 11'9 18'4 x 14'2 12'7 x 9'3 28'2 x 19'	ved Road, Recre Floor E Bsmt E Bsmt F Bsmt I Above F	Type Bedroom Kitchen Foyer	Dimensions 11'7 x 10'4 15'5 x 8' 9'3 x 8'1			-		x x x
ype of Roof:         egal:         umenities:         site Influences:         eatures:         Floor       T         Main       L         Main       L         Main       C	Wood LOT 1 BLOCK 5 DI Central Location, Type Master Bedroom Dining Room Living Room Kitchen Great Room Office Mud Room	Marina Nearby, Par Dimensions 18'10 x 12'2 12'6 x 11'9 18'4 x 14'2 12'7 x 9'3 28'2 x 19' 13'11 x 7'1 10'10 x 9'	ved Road, Recre Floor E Bsmt E Bsmt F Bsmt L Above F Above E Above E	Type Bedroom Kitchen Foyer Laundry Kitchen Den Bedroom	Dimensions 11'7 x 10'4 15'5 x 8' 9'3 x 8'1 6'6 x 5'11 12'7 x 9'3 12'8 x 10'4 13'7 x 10'4			-		x x x x x x x x x
Type of Roof:           egal:           amenities:           site Influences:           eatures:           Floor         T           Main         M	Wood LOT 1 BLOCK 5 DJ Central Location, Type Master Bedroom Dining Room Living Room Kitchen Great Room Office Mud Room Storage	Marina Nearby, Par Dimensions 18'10 x 12'2 12'6 x 11'9 18'4 x 14'2 12'7 x 9'3 28'2 x 19' 13'11 x 7'1 10'10 x 9' 13' x 9'	ved Road, Recre Floor E Bsmt E Bsmt F Bsmt L Above F Above E Above E Above E	Type Bedroom Kitchen Foyer Laundry Kitchen Den Bedroom Walk-In Closet	Dimensions 11'7 x 10'4 15'5 x 8' 9'3 x 8'1 6'6 x 5'11 12'7 x 9'3 12'8 x 10'4 13'7 x 10'4 4'4 x 3'7			-		x x x x x x x x x x
ype of Roof: egal: eqal: 	Wood LOT 1 BLOCK 5 DI Central Location, Type Master Bedroom Dining Room Living Room Kitchen Great Room Office Mud Room	Marina Nearby, Par Dimensions 18'10 x 12'2 12'6 x 11'9 18'4 x 14'2 12'7 x 9'3 28'2 x 19' 13'11 x 7'1 10'10 x 9' 13' x 9'	ved Road, Recre Floor E Bsmt E Bsmt F Bsmt L Above F Above E Above E Above E	Type Bedroom Kitchen Foyer Laundry Kitchen Den Bedroom	Dimensions 11'7 x 10'4 15'5 x 8' 9'3 x 8'1 6'6 x 5'11 12'7 x 9'3 12'8 x 10'4 13'7 x 10'4			-		x x x x x x x x x
ype of Roof:         egal:         umenities:         iite Influences:         eatures:         Floor       T         Main       L         Main       L         Main       C         Main       C         Main       C         Main       C         Main       C         Main       C         Main       S	Wood LOT 1 BLOCK 5 DI Central Location, Type Master Bedroom Dining Room Living Room Storage Solarium Living Room Main): 2,15	Dimensions           18'10 x 12'2           12'6 x 11'9           18'4 x 14'2           12'7 x 9'3           28'2 x 19'           13'11 x 7'1           10'10 x 9'           13' x 9'           10'3 x 5'10           13'1 x 10'4           3         # of Room	ved Road, Recre Floor E Bsmt E Bsmt F Bsmt L Above F Above E Above E Above E Above E	Type Bedroom Kitchen Foyer Laundry Kitchen Den Bedroom Walk-In Closet	Dimensions 11'7 x 10'4 15'5 x 8' 9'3 x 8'1 6'6 x 5'11 12'7 x 9'3 12'8 x 10'4 13'7 x 10'4 4'4 x 3'7 15'6 x 10'4 x Bath	Floor	Ty # of Pieces	/pe Ensuite?		x x x x x x x x x x x
ype of Roof: egal: menities: ite Influences: eatures: Floor T Main M Main M Main M Main M Main S Main S Main S Main S Main S Main S	Wood LOT 1 BLOCK 5 DI Central Location, Type Master Bedroom Dining Room Living Room Kitchen Great Room Office Mud Room Storage Solarium Living Room Main): 2,15 Above): 89	Dimensions           18'10 x 12'2           12'6 x 11'9           18'4 x 14'2           12'7 x 9'3           28'2 x 19'           13'11 x 7'1           10'10 x 9'           13' x 9'           10'3 x 5'10           13'1 x 10'4           3         # of Room           9         # of Kitche	ved Road, Recre Floor E Bsmt E Bsmt F Bsmt L Above F Above E Above E Above E Above E S:19 ens: 3	Type Bedroom Kitchen Foyer Laundry Kitchen Den Bedroom Walk-In Closet	Dimensions 11'7 x 10'4 15'5 x 8' 9'3 x 8'1 6'6 x 5'11 12'7 x 9'3 12'8 x 10'4 13'7 x 10'4 4'4 x 3'7 15'6 x 10'4 x Bath 1	Floor	Ty # of Pieces 2	/pe Ensuite? No	Outl Barn:	X X X X X X X X X X Duildings
ype of Roof:         .egal:         .umenities:         Site Influences:         .eeatures:         Floor       T         Main       L         Main       L         Main       C         Main       C         Main       C         Main       S         Bamt       L         Finished Floor (If         Sinished Floor (If	Wood LOT 1 BLOCK 5 DI Central Location, Type Master Bedroom Dining Room Living Room Kitchen Great Room Office Mud Room Storage Solarium Living Room Main): 2,15 Above): 89 Below):	Marina Nearby, Par Dimensions 18'10 x 12'2 12'6 x 11'9 18'4 x 14'2 12'7 x 9'3 28'2 x 19' 13'11 x 7'1 10'10 x 9' 13' x 9' 10'3 x 5'10 13'1 x 10'4 3	ved Road, Recre Floor Bsmt B Bsmt B Bsmt B Above B Above B Above B Above B Above B Above B Above B Above B S:19 ens: 3 S: 3	Type Bedroom Kitchen Foyer Laundry Kitchen Den Bedroom Walk-In Closet	Dimensions 11'7 x 10'4 15'5 x 8' 9'3 x 8'1 6'6 x 5'11 12'7 x 9'3 12'8 x 10'4 13'7 x 10'4 4'4 x 3'7 15'6 x 10'4 x Bath	Floor Floor Main Below	Ty # of Pieces 2 3 3	/pe Ensuite?	Outt	X X X X X X X X X X Duildings
ype of Roof:         egal:         wenities:         wenities:         Gite Influences:         Geatures:         Floor       T         Main       D         Main       D         Main       C         Ginished Floor (/f         inished Floor (f         inished Floor (f         inished Floor (f	Wood LOT 1 BLOCK 5 DI Central Location, Type Master Bedroom Dining Room Living Room Kitchen Great Room Office Mud Room Storage Solarium Living Room Main): 2,15 Above): 89 Below): Basement): 62	Marina Nearby, Par           Dimensions           18'10 x 12'2           12'6 x 11'9           18'4 x 14'2           12'7 x 9'3           28'2 x 19'           13'11 x 7'1           10'10 x 9'           13' x 9'           10'3 x 5'10           13'1 x 10'4           3         # of Room           9         # of Kitche           0         # of Levels           0         Suite: Oth           2 sq. ft.         Crawl/Bsm	ved Road, Recre Floor E Bsmt E Bsmt F Bsmt I Above E Above E Above E Above E S:19 ens: 3 5: 3 er t. Height:	Type Bedroom Kitchen Foyer Laundry Kitchen Den Bedroom Walk-In Closet Bedroom	Dimensions 11'7 × 10'4 15'5 × 8' 9'3 × 8'1 6'6 × 5'11 12'7 × 9'3 12'8 × 10'4 13'7 × 10'4 4'4 × 3'7 15'6 × 10'4 × Bath 1 2 3 4	Floor Main Below Below	Ty # of Pieces 2 3 3 3 3	/pe Ensuite? No No No No	Outl Barn: Workshop, Pool: Garage Sz	x x x x x x x x y y uildings /Shed:
Type of Roof:         .egal:         Amenities:         Site Influences:         Features:         Floor       T         Main       D         Main       D         Main       C         Finished Floor (f         Main Floor (f         Main Floor (f         Finished Floor (f         Main Floor (f         Main Floor (f         Finished Floor (f         Finished Floor (f         Finished Floor (f         Main Floor (f         Main Floor (f         Main Floor (f	Wood LOT 1 BLOCK 5 DI Central Location, Type Master Bedroom Dining Room Living Room Kitchen Great Room Office Mud Room Storage Solarium Living Room Main): 2,15 Above): 89 Below): Basement): 62 Total): 3,67	Marina Nearby, Par Dimensions 18'10 x 12'2 12'6 x 11'9 18'4 x 14'2 12'7 x 9'3 28'2 x 19' 13'11 x 7'1 10'10 x 9' 13' x 9' 10'3 x 5'10 13'1 x 10'4 3	ved Road, Recre Floor Bsmt E Bsmt H Bsmt L Above H Above E Above E Above E Above E S:19 ens: 3 s: 3 er t. Height: sement: 1 E	Type Bedroom Kitchen Foyer Laundry Kitchen Den Bedroom Walk-In Closet Bedroom	Dimensions 11'7 × 10'4 15'5 × 8' 9'3 × 8'1 6'6 × 5'11 12'7 × 9'3 12'8 × 10'4 13'7 × 10'4 4'4 × 3'7 15'6 × 10'4 × Bath 1 2 3 4	Floor Floor Main Below	Ty # of Pieces 2 3 3	/pe Ensuite? No No No	Outt Barn: Workshop Pool:	x x x x x x x x y uildings /Shed:
Type of Roof:         .egal:         Amenities:         Site Influences:         Features:         Floor       T         Main       L         Main       L         Main       C         Main       C         Main       C         Main       C         Main       C         Main       S	Wood         LOT 1 BLOCK 5 DI         Central Location,         Type         Master Bedroom         Dining Room         Living Room         Kitchen         Great Room         Office         Mud Room         Storage         Solarium         Living Room         Main):       2,15         Above):       89         Below):       89         Basement):       62         Total):       3,67	Marina Nearby, Par Dimensions 18'10 x 12'2 12'6 x 11'9 18'4 x 14'2 12'7 x 9'3 28'2 x 19' 13'11 x 7'1 10'10 x 9' 13' x 9' 10'3 x 5'10 13'1 x 10'4 3	ved Road, Recre Floor Bsmt E Bsmt H Bsmt L Above H Above E Above E Above E Above E S:19 ens: 3 s: 3 er t. Height: sement: 1 E	Type Bedroom Kitchen Foyer Laundry Kitchen Den Bedroom Walk-In Closet Bedroom	Dimensions 11'7 × 10'4 15'5 × 8' 9'3 × 8'1 6'6 × 5'11 12'7 × 9'3 12'8 × 10'4 13'7 × 10'4 4'4 × 3'7 15'6 × 10'4 × Bath 1 2 3 4 5	Floor Main Below Below	Ty # of Pieces 2 3 3 3 3	/pe Ensuite? No No No No	Outl Barn: Workshop, Pool: Garage Sz	x x x x x x x x yuildings /Shed:

Waterfront in Gibsons under a Million! Are you kidding?! One of the best waterfront offerings on the Sunshine Coast! Currently used as a residential home it offers a main home with large attached area that could be a art or yoga studio (previously the Granthams Post office). There is another separate living area upstairs, a suite down AND a waterfront cottage! Lovely hardwood floors, old world style - lots of room for friends & family to enjoy their own space! How about a group purchase? 2 families - get in for \$500,000 each for waterfront! Are you kidding? A once in a lifetime opportunity for someone who plans to settle in, make a life and a living on the Sunshine Coast! C 2 zoning allows for commercial usage too. Land value alone makes sense - at this price it's a steal!

				Luis Ay Metro Phone: http://w	sented by: <b>yala PRE</b> b Edge Realty 604-551-4418 ww.luisayala.ca vala@shaw.ca	<b>C</b> *				
Active R2393257 Board: V House/Singl				Sun: Gibs	RINE DRIVE shine Coast ons & Area '0N 1V1	I				dential Detached <b>\$725,500</b> (LP) (SP) M
				Sold Date: Meas. Type: Depth / Size: Lot Area (sq.ft Flood Plain: Rear Yard Exp Council Apprv If new, GST/H	: ?:	Frontage Bedroom Bathroor Full Bath Half Bath	ns: ns: is:	33.00 1 0 0 0	Approx. Age: Zoning: Gross Ta For Tax Tax Inc. P.I.D.: <b>0</b>	··· · · · · · · · · · · · · · · · · ·
	4			View: Complex / Sub Services Conno Sewer Type:	div: LOWER G	oramic Oce BIBSONS	ean Isla	nd & Mtns	5	
Construction: Exterior: Coundation: Cain Screen: Cenovations: Cof Fireplace Fireplace Fue	Mixed Concrete Pe Partly es: 0 : : City/Munici : Other : Balcny(s) Pa : Other	od rimeter pal atio(s) Dck(s)	Reno. Yea R.I. Plumt R.I. Firepl Metered V P6401, DIST	bing: aces: <b>1</b>	Property Disc.: I PAD Rental: Fixtures Leased: I Fixtures Rmvd: I Floor Finish: I	ansit: 1 BLO Freehold No No No : No : AS IS/V Hardwood	CK nStrata WHERE I	Dist. to	3 Access: F	
	es: <b>Central Loca</b>	ntion, Paved R	oad, Shoppi	ng Nearby, Waterfr	ont Property					
Floor Main Main Main Below Below Bsmt	Type Kitchen Living Room Bedroom Eating Area Flex Room Storage Workshop	5' 3 5' 5 5' 5 5' 5 5' 5 5' 5 5' 5	nsions F < 5' <	loor Type		Dimensions X X X X X X X X X X X X	Floor	Ту	/pe	Dimensions X X X X X X X X X X X
		692	# of Rooms: # of Kitchen			Bath 1 2	Floor <b>Main</b>	# of Pieces 0	Ensuite? <b>No</b>	Outbuildings Barn: Workshop/Shed:
inished Floo inished Floo inished Floo inished Floo inished Floo Jnfinished Flo Grand Total:	r (Above): r (Below): r (Basement): r (Total):	0 300 150 1,142 sq. ft. 200 1,342 sq. ft.	# of Levels: Suite: <b>None</b> Crawl/Bsmt. Beds in Base	Height:	ot in Basement: <b>1</b>	3 4 5 6 7 8				Pool: Garage Sz: Grg Dr Ht:

\$134,000 below Assessment, this esplanade waterfront property is right on the seawall in the heart of fantastic Gibsons Landing. Small home right down by water with big potential. Choose your finishings - home is almost bare as it had a renovation in progress. You can get the cottage feel with high ceilings, wood floors, and amazing solid water views from each level. Property has a level off street parking and a large garage with enclosed bonus studio area below it. Home and property will need finishing and work, but your end result will be outstanding. Please view from the seawall access from the pier in Gibsons, it is within a block of the centre of the best part of town. Call for info pack or to book viewing. Good drone panorama on realtor site: enjoy coast life!

Sold Date:       Frontage (feet):       33.00       Original Price:       \$784,500         Meas. Type:       Feet       Bedrooms:       2       Approx. Year Built:       9999         Lot Area (sq.ft.):       2,831.00       Full Baths:       1       Zoning:       CDA         Flood Plan:       Half Baths:       1       Gross Taxes:       \$4,787.       For Tax Year:       2018         Rear Yard Exp:       Council Apprv?:       Half Baths:       1       Gross Taxes:       \$4,787.         Council Apprv?:       If new, GST/HST inc?:       P.I.D.: 010-897-291       Tour:       Tour:         Style of Home:       2 Storey       Services Connected: Electricity, Sanitary Sewer, Water       Services Connected: Electricity, Sanitary Sewer, Water         Services Connected:       Reno. Year:       Total Parking: Carporty Single       Dist. to School Bus:         Stude of Home:       2 Storey       Reno. Year:       Dist. to Public Transit: at door       Dist. to School Bus:         Stude of Home:       2 Storey       R.I. Flieplaces:       Property Disc: No       PAKing: Carporty Single       Dist. to School Bus:         Stude of Home:       2 Storey       R.I. Flieplaces:       Property Disc: No       Paking: Carporty Single       Dist. to School Bus:         Studer Supply:					Luis Ay Metro Phone: http://w	sented by: <b>/ala PRE</b> Edge Realty 604-551-4418 ww.luisayala.ca ala@shaw.ca	C*				
Meas. Type:       Feet       Bedrooms:       2       Approx. Year Built: 9999         Depth / Size:       89       Bathrooms:       2       Age:       9999         Lot Area (sq.ft):       2,233.00       Full Baths:       1       Gross Taxes:       54,767.         Flood Plain:       Frage (sq.ft):       2,238.100       Full Baths:       1       Gross Taxes:       54,767.         Flood Plain:       Frage (sq.ft):       2,238.100       Full Baths:       1       Gross Taxes:       54,767.         Flood Plain:       Frage (sq.ft):       2,237.00       Full Baths:       1       Gross Taxes:       54,767.         Council Appro?:       If new, GST/HST inc?:       Yes: ccean and islands and mtns       Tou::       Tou:::       Tou:::<	<b>R2394772</b> Board: V	Family			Suns Gibso	hine Coast ons & Area	E				
Skyle of Home: 2 Storey Frame - Wood Xetrior: Gondration: Concrete Perimeter Rain Screen: Rain Screen: Rai					Meas. Type: Depth / Size: Lot Area (sq.ft Flood Plain: Rear Yard Exp: Council Apprv? If new, GST/H View: Complex / Sub Services Conne	89 .): 2,831.00 : : ST inc?: Yes: oce div:	Bedroom Bathroon Full Bath Half Bath	s: ns: s: is:	2 2 1 1	Approx. Age: Zoning: Gross Ta For Tax Tax Inc. P.I.D.: <b>0</b>	Year Built: 9999 999 CDA ixes: \$4,787.57 Year: 2018 Utilities?:
Floor     Type     Dimensions     Floor     Type     Dimensions     Floor     Type     Dimensions       Main     Living Room     20'9 x 14'4     x     x     x     x     x       Main     Eating Area     11'5 x 8'3     x     x     x     x       Main     Badroom     11'9 x 8'5     x     x     x     x       Main     Bedroom     11'9 x 8'5     x     x     x       Main     Bedroom     11'9 x 8'5     x     x     x       Main     Laundry     8'10 x 6'10     x     x     x       Below     Other     10'9 x 11'     x     x     x       x     x     x     x     x     x       Below     Other     10'9 x 11'     x     x     x       x     x     x     x     x     x       inished Floor (Main):     1,009     # of Rooms:8     # of Rooms:8     # of Rooms:1     Main     3     No       inished Floor (Basement):     0     # of Rooms:1     Beds not in Basement:2     3     3     No       inished Floor:     0     Infinished Floor:     0     Basement: Full     Beds not in Basement:2     5     5     Grage Sz: <td>Construction: Exterior: Coundation: Lain Screen: Lenovations: t of Fireplaces Sireplace Fuel: Vater Supply: Unter Supply: Untdoor Area: Sype of Roof: egal: Legal:</td> <td>Frame - Wood Stucco Concrete Perimeter 0 City/Municipal Forced Air, Natural Sundeck(s) Asphalt LOT B, BLOCK D, PL</td> <td>Gas .AN VAF</td> <td>R.I. Plu R.I. Fire Metered</td> <td>mbing: eplaces: d Water:</td> <td>Parking: <b>Carpo</b> Dist. to Public Tr Title to Land: Property Disc.: PAD Rental: Fixtures Leased: Fixtures Rmvd: Floor Finish:</td> <td>rt; Single ansit: at doo Freehold Nor No No : :</td> <td>r nStrata</td> <td>Dist. to</td> <td>School Bu</td> <td>s:</td>	Construction: Exterior: Coundation: Lain Screen: Lenovations: t of Fireplaces Sireplace Fuel: Vater Supply: Unter Supply: Untdoor Area: Sype of Roof: egal: Legal:	Frame - Wood Stucco Concrete Perimeter 0 City/Municipal Forced Air, Natural Sundeck(s) Asphalt LOT B, BLOCK D, PL	Gas .AN VAF	R.I. Plu R.I. Fire Metered	mbing: eplaces: d Water:	Parking: <b>Carpo</b> Dist. to Public Tr Title to Land: Property Disc.: PAD Rental: Fixtures Leased: Fixtures Rmvd: Floor Finish:	rt; Single ansit: at doo Freehold Nor No No : :	r nStrata	Dist. to	School Bu	s:
Finished Floor (Main):1,009# of Rooms:8BathFloor# of PiecesEnsuite?OutbuildingsFinished Floor (Above):0# of Kitchens: 11Main3NoBarn:Workshop/Shed:Finished Floor (Below):270# of Levels: 22Below1NoBarn:Workshop/Shed:Finished Floor (Total):0	Floor Main Main Main Main Main Main Below	Living Room Kitchen Eating Area Master Bedroom Bedroom Laundry Other	20'9 x 11'5 x 11'5 x 12'2 x 11'9 x 8'10 x 10'7 x 10'9 x	14'4 10' 8'3 9'10 8'5 6'10 13'7 11'	Floor Type		x x x x x x x x x	Floor	Ту	pe	x x x x x x x x x x
	Finished Floor Finished Floor Finished Floor Finished Floor Jnfinished Floor	Above):         0           Below):         270           Basement):         0           Total):         1,279           r:         0	sq. ft.	# of Roor # of Kitch # of Leve Suite: Crawl/Bsn Beds in Ba	ens: <b>1</b> ls: <b>2</b> nt. Height: asement: <b>0</b> Beds no	ot in Basement: <b>2</b>	Bath 1 2 3 4 5 6 7	Main	3	No	Outbuildings Barn: Workshop/Shed: Pool: Garage Sz:
isting Broker(s): Sutton Group-West Coast Realty Sutton Group-West Coast Realty	_isting Broker(	s): Sutton Group-We	st Coasi	t Realty		S	outton Group	-West C	oast Realty	·	

				Luis Ay Metro Phone: http://w	sented by: <b>/ala PREC</b> Edge Realty 604-551-4418 ww.luisayala.ca ala@shaw.ca	*				
<b>Active</b> R2380947 Board: V House/Single	Family			Islands May	RTER ROAD -Van. & Gulf me Island 0N 2J1				Resi	dential Detached <b>\$349,000</b> (LP) (SP) M
				Sold Date: Meas. Type: Depth / Size: Lot Area (sq.ft Flood Plain: Rear Yard Exp. Council Apprv? If new, GST/H: View: Complex / Sub Services Conne	Feet .): 0.00 No East ST inc?:No No : div: ected: Electricity,	Frontage Bedroom Bathroor Full Bath Half Bath	ns: ns: is:	0.00 3 1 1 0	Approx. Age: Zoning: Gross Ta For Tax Tax Inc.	··· //···
uel/Heating: Outdoor Area:	Frame - Wood Wood Other 1 Wood Community Baseboard, W Sundeck(s) Asphalt	'ood	Reno. Yea R.I. Plumb R.I. Firepla Metered W	bing: aces:	Property Disc.: <b>No</b> PAD Rental: Fixtures Leased: <b>No</b> Fixtures Rmvd: <b>Ye</b> Floor Finish:	ehold No : s: AS IS, V	nStrata WHERE I	Dist. to	) Access: <b>R</b>	
menities:	: Paved Road, F	Rural Setting		loor Type		nensions	Floor	T	/pe	Dimensions
Main Main Main Main Main Main Main	Fype Foyer Master Bedroo Bedroom Bedroom Living Room Kitchen Dining Room	6'11 ) m 13'11 ) 11'8 ) 10'2 ) 17'1 ) 10' )	5'6 (11'4 (10'11 (9'10 (17' (8'8 (8'10)	ioor iype	DI	X X X X X X X X X X X X X X	FIOU	Ţ	μe	x x x x x x x x x x x x x x x x x x
inished Floor inished Floor inished Floor inished Floor inished Floor inished Floor irand Total:	Above): (Below): (Basement): (Total): pr:	1,315 0 0 1,315 sq. ft. 0 1,315 sq. ft.	# of Rooms: # of Kitchen # of Levels: Suite: Crawl/Bsmt. Beds in Base Basement: <b>C</b>	s: 1 1 Height: ement: 0 Beds n	ot in Basement: <b>3</b>	Bath 1 2 3 4 5 6 7 8	Floor Main	# of Pieces 3	Ensuite? No	Outbuildings Barn: Workshop/Shed: Pool: Garage Sz: Grg Dr Ht:
						0				

Situated on a .37 acre prime corner lot in Bennett Bay, this one level, 3 bedroom, 1278 sq. it home was well built in 1998. The living/dining/kitchen area is laid out in open plan concept with a wood stove in one corner and large windows that overlook the front yard. Tall fir, cedar and arbutus trees give privacy from the road. Laundry facility is cleverly tucked away in the large utility closet. Landscape is level, natural and low maintenance. The home needs a new roof, decks and TLC to regain its full potential. This is a rare opportunity, don't miss it!