



Presented by:
Nikki Cvitanovic

RE/MAX Select Realty
Phone: 778-926-6464
www.nikkicvit.ca
nikkic@remax.net



Active
R2258821
Board: V
House/Single Family

2111 RIDGEWAY CRESCENT
Squamish
Garibaldi Estates
V0N 1T0

Residential Detached
\$999,900 (LP)
(SP)



Sold Date: Frontage (feet): **71.00** Original Price: **\$1,099,000**
Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1963**
Depth / Size: **131** Bathrooms: **2** Age: **56**
Lot Area (sq.ft.): **9,333.00** Full Baths: **2** Zoning: **RS1**
Flood Plain: **Yes** Half Baths: **0** Gross Taxes: **\$3,925.06**
Rear Yard Exp: **North** For Tax Year: **2017**
Council Apprv?: Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **009-331-891**
Tour: **Virtual Tour URL**

View: **Yes: Mountains**
Complex / Subdiv: **Garibaldi Estates**
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: **2 Storey, Split Entry**
Construction: **Frame - Wood**
Exterior: **Stucco, Wood**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations: **Addition** Reno. Year: **2013**
of Fireplaces: **2** R.I. Plumbing:
Fireplace Fuel: **Natural Gas** R.I. Fireplaces:
Water Supply: **City/Municipal**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Fenced Yard, Patio(s) & Deck(s), Sundeck(s)**
Type of Roof: **Asphalt**

Total Parking: **3** Covered Parking: **1** Parking Access: **Front**
Parking: **Garage; Single**
Dist. to Public Transit: **1 Block** Dist. to School Bus: **2 Blocks**
Title to Land: **Freehold NonStrata**
Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No**
Fixtures Rmvd: **:**
Floor Finish: **Hardwood, Tile**

Legal: **PL 10640 LT 7 BLK G LD 37 SEC 11 TWP 50**

Amenities:

Site Influences: **Cul-de-Sac, Golf Course Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Microwave, Windows - Thermo**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	14'2 x 9'4	Below	Workshop	10'1 x 11'4			x
Main	Nook	8'10 x 9'10			x			x
Main	Living Room	16'0 x 13'9			x			x
Main	Dining Room	13'0 x 13'10			x			x
Main	Bedroom	13'11 x 10'9			x			x
Main	Bedroom	10'4 x 11'5			x			x
Below	Family Room	15'6 x 14'4			x			x
Below	Master Bedroom	12'4 x 21'8			x			x
Below	Bedroom	13'5 x 10'9			x			
Below	Laundry	6'9 x 11'4			x			

Finished Floor (Main):	1,166	# of Rooms:	11	Bath		# of Pieces		Ensuite?		Outbuildings
Finished Floor (Above):	0	# of Kitchens:	1	1	Main	4	No			Barn:
Finished Floor (Below):	1,124	# of Levels:	2	2	Below	4	Yes			Workshop/Shed:
Finished Floor (Basement):	0	Suite:	None	3						Pool:
Finished Floor (Total):	2,290 sq. ft.	Crawl/Bsmt. Height:		4						Garage Sz:
		Beds in Basement: 0	Beds not in Basement: 4	5						Door Height:
Unfinished Floor:	0	Basement: Full		6						
Grand Total:	2,290 sq. ft.			7						
				8						

Listing Broker(s): **Macdonald Realty**

Macdonald Realty

Well maintained and tastefully updated 4 bedroom, 2 bathroom family home in the Garibaldi Estates. Features include hardwood floors, stainless steel appliances, granite counter tops, covered sun deck, large fully-fenced yard with great sun exposure and views for miles. A renovation in 2013 created a 300 sq ft addition of a master bedroom with walk-through closet and ensuite downstairs and a bright and airy dining room upstairs. Heating this home is efficient and budget-friendly with a forced air natural gas furnace and two gas fireplaces. A single car garage for storing all your toys and parking for your vehicles out front. A lovely family home in a great neighbourhood.



Presented by:
Nikki Cvitanovic

RE/MAX Select Realty
Phone: 778-926-6464
www.nikkicvit.ca
nikkic@remax.net



Active
R2319512

Board: V
House/Single Family

38137 WESTWAY AVENUE

Squamish
Valleycliffe
V8B 0A9

Residential Detached

\$994,000 (LP)
(SP)



Sold Date:	Frontage (feet):	0.00	Original Price: \$1,080,000
Meas. Type: Feet	Bedrooms:	4	Approx. Year Built: 1978
Depth / Size:	Bathrooms:	2	Age: 40
Lot Area (sq.ft.): 10,500.00	Full Baths:	2	Zoning: RS-1
Flood Plain:	Half Baths:	0	Gross Taxes: \$4,044.83
Rear Yard Exp: West			For Tax Year: 2018
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 002-644-819
			Tour:
View:	Yes: MOUNTAINS-CHIEF OF FRONT DESK		
Complex / Subdiv:			
Services Connected:	Electricity, Natural Gas, Sanitary Sewer, Water		

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Mixed**
Foundation: **Concrete Slab**
Rain Screen:
Renovations:
of Fireplaces: **2**
Fireplace Fuel: **Wood**
Water Supply: **City/Municipal**
Fuel/Heating: **Baseboard, Wood**
Outdoor Area: **Balcony(s), Fenced Yard**
Type of Roof: **Metal**

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

Total Parking: **4** Covered Parking: **2** Parking Access:
Parking: **Garage; Single**
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:
Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: :
Floor Finish: **Mixed**

Legal: **PL VAP12119 LT 5 BLK 5 DL 833 LD 36 GRP 1**

Amenities:

Site Influences: **Private Yard**
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17' x 10'5			x			x
Main	Dining Room	9' x 9'			x			x
Main	Kitchen	12' x 9'			x			x
Main	Master Bedroom	10'7 x 11'5			x			x
Below	Bedroom	12' x 8'3			x			x
Below	Bedroom	10'6 x 8'5			x			x
Below	Bedroom	20' x 12'5			x			x
Below	Family Room	11'6 x 23'			x			x
		x			x			
		x			x			

Finished Floor (Main):	1,040	# of Rooms:	8	Bath		# of Pieces		Ensuite?		Outbuildings
Finished Floor (Above):	1,000	# of Kitchens:	1	1	Main	4		No		Barn:
Finished Floor (Below):	0	# of Levels:	2	2	Below	4		No		Workshop/Shed:
Finished Floor (Basement):	0	Suite:	None	3						Pool:
Finished Floor (Total):	2,040 sq. ft.	Crawl/Bsmt. Height:		4						Garage Sz:
		Beds in Basement: 0	Beds not in Basement: 4	5						Door Height:
Unfinished Floor:	0	Basement: None		6						
Grand Total:	2,040 sq. ft.			7						
				8						

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

Beautiful home in perfect spot with REVENUE SUITE, huge 10,000 sq ft lot backing onto greenspace. Park like setting, private little stream area for quick swim in summer, hang out in the hammock completely surrounded by nature, beautiful trees, greenhouse, storage shed. A lovely family home, downstairs has 1 or 2 bedroom suite ready to go!! or build a carriage home! New European open kitchen, bathroom, newer gutters and down spouts, gas BBQ hook up on deck. Newer appliances, bamboo and cork flooring. Gorgeous home and a great buy!



Presented by:
Nikki Cvitanovic

RE/MAX Select Realty
Phone: 778-926-6464
www.nikkicvit.ca
nikkic@remax.net



Active
R2321666
Board: V
House/Single Family

40442 SKYLINE DRIVE

Squamish
Garibaldi Highlands
V0N 1T0

Residential Detached

\$989,000 (LP)

(SP)



Sold Date: Frontage (feet): **86.00** Original Price: **\$989,000**
Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1971**
Depth / Size: **140** Bathrooms: **3** Age: **47**
Lot Area (sq.ft.): **12,023.00** Full Baths: **1** Zoning: **RS1**
Flood Plain: Half Baths: **2** Gross Taxes: **\$4,694.53**
Rear Yard Exp: **East** For Tax Year: **2018**
Council Apprv?: Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **007-950-136**
Tour:

View: **:**
Complex / Subdiv: **GARIBALDI HIGHLANDS**
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Wood**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations: **Partly** Reno. Year: **2014**
of Fireplaces: **2** R.I. Plumbing:
Fireplace Fuel: **Natural Gas** R.I. Fireplaces: **0**
Water Supply: **City/Municipal**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Fenced Yard, Patio(s) & Deck(s), Sundeck(s)**
Type of Roof: **Asphalt**

Total Parking: **6** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Double, Open, RV Parking Avail.**
Dist. to Public Transit: **1 BLK** Dist. to School Bus: **3 BLKS**
Title to Land: **Freehold NonStrata**
Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Hardwood, Tile, Wall/Wall/Mixed**

Legal: **PL VAP14073 LT 12 BLK 0 DL 511 LD 36. GROUP 1.**

Amenities:

Site Influences: **Private Yard, Recreation Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	19'3 x 15'	Below	Foyer	14'7 x 8'10			x
Main	Dining Room	9'7 x 9'3	Below	Storage	10' x 8'2			x
Main	Kitchen	15'11 x 10'6			x			x
Main	Master Bedroom	13'3 x 12'			x			x
Main	Bedroom	9'11 x 9'6			x			x
Main	Bedroom	13' x 9'5			x			x
Below	Family Room	19'1 x 11'3			x			x
Below	Hobby Room	13' x 9'5			x			x
Below	Bedroom	10'3 x 8'			x			
Below	Laundry	10' x 8'2			x			

Finished Floor (Main):	1,258	# of Rooms:	12	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens:	1	1	Main	4	No	Barn:
Finished Floor (Below):	1,014	# of Levels:	2	2	Main	2	Yes	Workshop/Shed:
Finished Floor (Basement):	0	Suite:	None	3	Below	2	No	Pool:
Finished Floor (Total):	2,272 sq. ft.	Crawl/Bsmt. Height:		4				Garage Sz:
Unfinished Floor:	0	Beds in Basement: 0	Beds not in Basement: 4	5				Door Height:
Grand Total:	2,272 sq. ft.	Basement:	Fully Finished, Separate Entry	6				
				7				
				8				

Listing Broker(s): **Royal LePage Black Tusk Realty**

This move-in-ready, classic 4 bdrm, 3 bath home has the style & floor plan that works well for a growing family or those looking for revenue options. A few updated features include: 2 n/gas fireplaces, n/gas furnace, hot water tank, roof (2012), electrical & plumbing upgrades, fresh paint & carpets (2018). Other features include hardwood floors, an eat-in kitchen opening to the massive covered sundeck and 12,000+sf fenced yard with storage sheds. The ground floor would accommodate a suite and the yard a carriage house, both with a bit of imagination and re-configuring. The home is conveniently located close to Quest U, GHE School, transit, parks and world class mountain bike trails.



Presented by:
Nikki Cvitanovic

RE/MAX Select Realty
Phone: 778-926-6464
www.nikkicvit.ca
nikkic@remax.net



Active
R2324472
Board: V
House/Single Family

1574 DEPOT ROAD

Squamish
Brackendale
V8B 0J2

Residential Detached

\$978,000 (LP)

(SP)



Sold Date: Frontage (feet): **0.00** Original Price: **\$978,000**
Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1968**
Depth / Size: Bathrooms: **3** Age: **50**
Lot Area (sq.ft.): **8,580.00** Full Baths: **2** Zoning: **RS2**
Flood Plain: Half Baths: **1** Gross Taxes: **\$3,395.16**
Rear Yard Exp: **South** For Tax Year: **2018**
Council Apprv?: Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **008-737-487**
Tour:

View: **Yes: MOUNTAINS - THE CHIEF**
Complex / Subdiv: **BRACKENDALE**
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **Rancher/Bungalow w/Bsmt.**
Construction: **Frame - Wood**
Exterior: **Hardi Plank, Wood**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations: **Completely** Reno. Year: **2013**
of Fireplaces: **1** R.I. Plumbing:
Fireplace Fuel: **Natural Gas** R.I. Fireplaces:
Water Supply: **City/Municipal**
Fuel/Heating: **Baseboard, Electric, Natural Gas**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Asphalt**

Total Parking: **6** Covered Parking: **0** Parking Access: **Front, Side**
Parking: **Add. Parking Avail., Open, RV Parking Avail.**

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

Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish: **Hardwood, Mixed, Tile**

Legal: **PL VAP13041 LT 2 LD 36 SEC 23 TWP 50. PART SW 1/4, LD 37**

Amenities:

Site Influences: **Central Location, Golf Course Nearby, Marina Nearby, Private Yard, Recreation Nearby, Ski Hill Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Storage Shed**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Dining Room	6' x 8'			x			x
Main	Living Room	9' x 14'			x			x
Main	Kitchen	9' x 12'			x			x
Main	Laundry	4' x 6'			x			x
Main	Office	6' x 7'			x			x
Below	Master Bedroom	10' x 11'			x			x
Below	Bedroom	9' x 8'			x			x
Below	Bedroom	8' x 8'			x			x
		x			x			
		x			x			

Finished Floor (Main):	850	# of Rooms:	8	Bath		Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens:	1	1		Main	2	No	Barn:
Finished Floor (Below):	0	# of Levels:	2	2		Below	4	No	Workshop/Shed:
Finished Floor (Basement):	850	Suite:	None	3		Below	4	Yes	Pool:
Finished Floor (Total):	1,700 sq. ft.	Crawl/Bsmt. Height:		4					Garage Sz:
Unfinished Floor:	0	Beds in Basement: 0	Beds not in Basement: 3	5					Door Height:
Grand Total:	1,700 sq. ft.	Basement: Full		6					
				7					
				8					

Listing Broker(s): **Century 21 Performance Realty**

Amazing scenic property completely remodeled, renovated & rebuilt from the studs in 2014. This beautiful house sits on a large 8580 sqft, RS2 (duplex) corner lot. Virtually a new home created by a registered interior designer. New plumbing, electrical, drywall, insulation, siding, flooring, roof, bathrooms, kitchen, windows, deck, fireplace, doors, fixtures, appliances, & fencing. Quality finishing, include wall hung toilets, black corian counters, heated tile floors, dark alder hardwood, Navien on demand hot water, & energy efficient gas fireplace. Stunning panoramic mountain views, huge backyard, & all day sun. Short-term the property offers carriage house potential & long-term subdivision may be possible. A great opportunity.



Presented by:
Nikki Cvitanovic

RE/MAX Select Realty
Phone: 778-926-6464
www.nikkicvit.ca
nikkic@remax.net



Active
R2280279
Board: V
House/Single Family

1119 LARAMEE ROAD

Squamish
Brackendale
V0N 1H0

Residential Detached

\$975,000 (LP)
(SP)



Sold Date:	Frontage (feet):	0.00	Original Price: \$1,075,000
Meas. Type: Feet	Bedrooms:	4	Approx. Year Built: 1976
Depth / Size:	Bathrooms:	2	Age: 43
Lot Area (sq.ft.): 15,014.00	Full Baths:	1	Zoning: RS2
Flood Plain: Yes	Half Baths:	1	Gross Taxes: \$4,515.76
Rear Yard Exp:			For Tax Year: 2017
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 009-046-399
			Tour: Virtual Tour URL

View: **Yes: South facing, Mountains**
Complex / Subdiv: **Brackendale**
Services Connected: **Electricity, Sanitary Sewer, Water**

Style of Home: **Split Entry**
Construction: **Frame - Wood**
Exterior: **Wood**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **1**
Fireplace Fuel: **Wood**
Water Supply: **City/Municipal**
Fuel/Heating: **Forced Air, Oil**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Asphalt**

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

Total Parking: **5** Covered Parking: **1** Parking Access: **Front**
Parking: **Carport & Garage**
Dist. to Public Transit: **2 BLKS** Dist. to School Bus: **5 BLKS**
Title to Land: **Freehold NonStrata**
Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish: **Laminate, Vinyl/Linoleum, Wall/Wall/Mixed**

Legal: **PL VAP11560 LT 6 BLK B LD 36 SEC 15 TWP 50. PART NE 1/4, GROUP 1, & NW 1/4 SEC 15.**

Amenities:

Site Influences:

Features: **Clothes Washer/Dryer, Drapes/Window Coverings, Oven-Built In, Refrigerator, Storage Shed, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	12'2 x 8'6			x			x
Main	Living Room	17'8 x 12'2			x			x
Main	Dining Room	7'9 x 7'			x			x
Main	Master Bedroom	12' x 10'4			x			x
Main	Bedroom	10'2 x 9'5			x			x
Main	Bedroom	10' x 8'3			x			x
Below	Family Room	14'8 x 11'			x			x
Below	Bedroom	13'9 x 12'8			x			x
Below	Storage	11'10 x 11'6			x			x
		x			x			

Finished Floor (Main):	1,050	# of Rooms:	9	Bath		# of Pieces		Ensuite?		Outbuildings
Finished Floor (Above):	0	# of Kitchens:	1	1	Main	4		No		Barn:
Finished Floor (Below):	1,050	# of Levels:	2	2	Below	2		No		Workshop/Shed:
Finished Floor (Basement):	0	Suite:	None	3						Pool:
Finished Floor (Total):	2,100 sq. ft.	Crawl/Bsmt. Height:		4						Garage Sz:
Unfinished Floor:	0	Beds in Basement: 0	Beds not in Basement: 4	5						Door Height:
Grand Total:	2,100 sq. ft.	Basement: Full		6						
				7						
				8						

Listing Broker(s): **Macdonald Realty**

Your chance to own a family friendly home on a private, fully fenced 1/3 of an acre in sunny Brackendale is now here. This four bedroom, 2 bathroom home has been well maintained and features a free standing wood stove, Brand new Gas Furnace, 10yr old roof, double garage, an expansive west facing covered sundeck, tonnes of storage, blueberries, raspberries, 14' x 26' fenced veggie garden amongst beautiful mature landscaping. Located in a quiet neighbourhood, this home has suite potential and plenty of room for a carriage house along with parking for your RV and cars.



Presented by:
Nikki Cvitanovic

RE/MAX Select Realty
Phone: 778-926-6464
www.nikkicvit.ca
nikkic@remax.net



Active
R2287350

Board: V
House/Single Family

40408 FRIEDEL CRESCENT

Squamish
Garibaldi Highlands
V0N 1T0

Residential Detached

\$975,000 (LP)
(SP)



Sold Date: _____ Frontage (feet): **80.00** Original Price: **\$995,000**
Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1972**
Depth / Size: **123** Bathrooms: **3** Age: **46**
Lot Area (sq.ft.): **10,875.00** Full Baths: **2** Zoning: **RES**
Flood Plain: **No** Half Baths: **1** Gross Taxes: **\$4,307.28**
Rear Yard Exp: _____ For Tax Year: **2017**
Council Apprv?: _____ Tax Inc. Utilities?: **No**
If new, GST/HST inc?: _____ P.I.D.: **007-820-097**
Tour: _____

View: **Yes: MOUNTAINS**
Complex / Subdiv: _____
Services Connected: **Community, Electricity, Natural Gas, Water**

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Stucco**
Foundation: **Concrete Slab**
Rain Screen: _____
Renovations: _____
of Fireplaces: **2**
Fireplace Fuel: **Natural Gas, Wood**
Water Supply: **City/Municipal**
Fuel/Heating: **Other**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Asphalt**

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

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**
Parking: **Carport; Multiple**

Dist. to Public Transit: **1BLK** Dist. to School Bus: **2BLK**
Title to Land: **Freehold NonStrata**

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

Legal: **PL 15565 LT 2 BLK Q DL 511**

Amenities: **Garden**

Site Influences: **Paved Road, Private Setting, Private Yard**

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Microwave, Windows - Thermo**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	19' x 13'6			x			x
Main	Kitchen	14'7 x 12'3			x			x
Main	Master Bedroom	12'1 x 11'4			x			x
Main	Bedroom	10'2 x 8'9			x			x
Main	Bedroom	10' x 9'3			x			x
Below	Bedroom	9'6 x 9'4			x			x
Below	Family Room	18'6 x 12'3			x			x
Below	Laundry	21'9 x 10'4			x			x
		x			x			
		x			x			

Finished Floor (Main): **1,234**
Finished Floor (Above): **0**
Finished Floor (Below): **700**
Finished Floor (Basement): **0**
Finished Floor (Total): **1,934 sq. ft.**

Unfinished Floor: **0**
Grand Total: **1,934 sq. ft.**

of Rooms: **8**
of Kitchens: **1**
of Levels: **2**
Suite: **None**
Crawl/Bsmt. Height: _____
Beds in Basement: **0** Beds not in Basement: **4**
Basement: **None**

Bath	Floor	# of Pieces	Ensuite?
1	Main	4	No
2	Main	2	Yes
3	Below	3	No
4			
5			
6			
7			
8			

Outbuildings
Barn: _____
Workshop/Shed: _____
Pool: _____
Garage Sz: _____
Door Height: _____

Listing Broker(s): **Squamish Howe Sound Realty Ltd**

4 bedroom house in prestigious Garibaldi Highlands. House shows pride of ownership. Well looked after. Great yard with waterfall & fish pond backing onto churchyard. There has been extensive upgrading - extras include skylights, fireplaces, compactor & microwave. There is interior wood finish & updated furnace & hot water as well as air conditioning. The lower floor could easily be made into a suite. This property has great curb appeal.



Presented by:
Nikki Cvitanovic

RE/MAX Select Realty
Phone: 778-926-6464
www.nikkicvit.ca
nikkic@remax.net



Active
R2293303
Board: V
House/Single Family

1140 DEPOT ROAD

Squamish
Brackendale
V0N 2L0

Residential Detached

\$975,000 (LP)

(SP)



Sold Date:	Frontage (feet):	0.01	Original Price: \$1,089,000
Meas. Type: Feet	Bedrooms:	4	Approx. Year Built: 1969
Depth / Size:	Bathrooms:	2	Age: 49
Lot Area (sq.ft.): 0.00	Full Baths:	2	Zoning: RL2
Flood Plain:	Half Baths:	0	Gross Taxes: \$5,002.26
Rear Yard Exp:			For Tax Year: 2017
Council Apprv?:			Tax Inc. Utilities?:
If new, GST/HST inc?:			P.I.D.: 007-666-403
			Tour:
View:	:		
Complex / Subdiv:			
Services Connected:	Community, Electricity, Sanitary Sewer, Water		

Style of Home: **1 Storey**
Construction: **Frame - Wood**
Exterior: **Wood**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **1**
Fireplace Fuel: **Wood**
Water Supply: **City/Municipal**
Fuel/Heating: **Electric**
Outdoor Area: **Balcony(s)**
Type of Roof: **Asphalt**

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

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

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: **Wall/Wall/Mixed**

Legal: **PL VAP15323 LT 1 BLK 31 LD 36 SEC 22 TWP 50. PART S 1/2 OF SE 1/4, GROUP 1.**

Amenities: **Garden, Storage**

Site Influences: **Private Setting, Private Yard**

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Microwave, Other - See Remarks, Smoke Alarm**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	6'2 x 13'4	Below	Laundry	15' x 10'6			x
Main	Kitchen	10'4 x 19'2			x			x
Main	Dining Room	16' x 12'			x			x
Main	Bedroom	12'6 x 12'			x			x
Main	Bedroom	8'8 x 11'6			x			x
Below	Foyer	6'6 x 11'2			x			x
Below	Living Room	9'6 x 18'			x			x
Below	Living Room	13' x 10'			x			x
Below	Bedroom	11' x 8'10			x			
Below	Bedroom	12'6 x 7'10			x			

Finished Floor (Main):	1,850	# of Rooms: 11	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens: 1	1	Main	4	No	Barn:
Finished Floor (Below):	0	# of Levels: 1	2	Below	3	No	Workshop/Shed:
Finished Floor (Basement):	0	Suite:	3				Pool:
Finished Floor (Total):	1,850 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
		Beds in Basement: 0	5				Door Height:
Unfinished Floor:	0	Basement: Unfinished	6				
Grand Total:	1,850 sq. ft.	Beds not in Basement: 4	7				
			8				

Listing Broker(s): **RE/MAX Sea to Sky Real Estate**

0.62 acreage located on a sunny private lot in Brackendale. Build your dream home or renovate existing on this amazing lot in a great location.



Presented by:
Nikki Cvitanovic

RE/MAX Select Realty
Phone: 778-926-6464
www.nikkicvit.ca
nikkic@remax.net



Active
R2319831

Board: V
House/Single Family

40532 N HIGHLANDS WAY

Squamish
Garibaldi Highlands
V0N 1T0

Residential Detached

\$959,000 (LP)
(SP)



Sold Date: Frontage (feet): **77.00** Original Price: **\$959,000**
Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1975**
Depth / Size: **119** Bathrooms: **3** Age: **43**
Lot Area (sq.ft.): **9,163.00** Full Baths: **2** Zoning: **RS1**
Flood Plain: Half Baths: **1** Gross Taxes: **\$4,358.17**
Rear Yard Exp: **East** For Tax Year: **2018**
Council Apprv?: Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **007-650-817**
Tour:
View: **:**
Complex / Subdiv: **GARIBALDI HIGHLANDS**
Services Connected: **Electricity, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **Split Entry**
Construction: **Frame - Wood**
Exterior: **Wood**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations: **Partly**
of Fireplaces: **1**
Fireplace Fuel: **Wood**
Water Supply: **City/Municipal**
Fuel/Heating: **Electric, Forced Air**
Outdoor Area: **Fenced Yard, Patio(s) & Deck(s), Sundeck(s)**
Type of Roof: **Asphalt**

Reno. Year: **2018**
R.I. Plumbing:
R.I. Fireplaces: **0**

Total Parking: **5** Covered Parking: **1** Parking Access: **Front**
Parking: **Garage; Single, Open, RV Parking Avail.**
Dist. to Public Transit: **1 BLK** Dist. to School Bus: **1 BLK**
Title to Land: **Freehold NonStrata**
Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Hardwood, Tile, Wall/Wall/Mixed**

Legal: **PL VAP15580 LT 45 BLK Q DL 512 LD 36 GROUP 1.**

Amenities: **None**

Site Influences: **Private Yard, Recreation Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17'2 x 14'			x			x
Main	Dining Room	11'6 x 9'2			x			x
Main	Kitchen	16' x 10'10			x			x
Main	Master Bedroom	12'10 x 10'8			x			x
Main	Bedroom	9'4 x 10'9			x			x
Main	Bedroom	10'7 x 11'			x			x
Below	Family Room	16'6 x 12'			x			x
Below	Hobby Room	16'10 x 10'			x			x
Below	Bedroom	11'10 x 9'2			x			
Below	Laundry	10'11 x 10'5			x			

Finished Floor (Main): **1,190**
Finished Floor (Above): **0**
Finished Floor (Below): **875**
Finished Floor (Basement): **0**
Finished Floor (Total): **2,065 sq. ft.**
Unfinished Floor: **0**
Grand Total: **2,065 sq. ft.**

of Rooms: **10**
of Kitchens: **1**
of Levels: **2**
Suite: **None**
Crawl/Bsmt. Height:
Beds in Basement: **0** Beds not in Basement: **4**
Basement: **Fully Finished**

Bath	Floor	# of Pieces	Ensuite?
1	Main	4	No
2	Main	2	Yes
3	Below	3	Yes
4			
5			
6			
7			
8			

Outbuildings
Barn:
Workshop/Shed:
Pool:
Garage Sz:
Door Height:

Listing Broker(s): **Royal LePage Black Tusk Realty**

Here's your chance to be settled into your new home before Christmas. The home is move in ready with new carpets and the interior has been freshly painted. There are 4 bedrooms, 2.5 baths, lovely hardwood floors, family room down, with the opportunity to add a revenue suite. The fully fenced yard, over 9000sf, would easily accommodate a future carriage house with side yard access, but now it is perfect for the family (and pets) who simply want to enjoy a huge, flat yard. There are multi-level decks for outdoor entertaining. The location is ideal with Garibaldi Highlands Elementary school a 1/2 block away and an abundance of trails and parks nearby.



Presented by:
Nikki Cvitanovic

RE/MAX Select Realty
Phone: 778-926-6464
www.nikkicvit.ca
nikkic@remax.net



Active
R2325477
Board: V
House/Single Family

2155 PARKWAY ROAD

Squamish
Garibaldi Estates
V0N 1T0

Residential Detached

\$955,000 (LP)
(SP)



Sold Date:	Frontage (feet):	0.00	Original Price: \$955,000
Meas. Type: Feet	Bedrooms:	4	Approx. Year Built: 1970
Depth / Size:	Bathrooms:	2	Age: 48
Lot Area (sq.ft.): 7,700.00	Full Baths:	2	Zoning: R1
Flood Plain:	Half Baths:	0	Gross Taxes: \$3,135.29
Rear Yard Exp:			For Tax Year: 2017
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 009-427-139
			Tour:
View:	Yes: Mountains		
Complex / Subdiv:			
Services Connected:	Electricity, Sanitary Sewer, Water		

Style of Home: **Rancher/Bungalow**
Construction: **Frame - Wood**
Exterior: **Mixed**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **0**
Fireplace Fuel:
Water Supply: **City/Municipal**
Fuel/Heating: **Electric**
Outdoor Area: **Fenced Yard, Patio(s)**
Type of Roof: **Asphalt**

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

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

Legal: **PL VAP10396 LT 6 BLK H LD 36 SEC 11 TWP 50. GROUP 1.**

Amenities:

Site Influences:

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Hot Tub Spa/Swirlpool, Storage Shed**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17' x 10'			x			x
Main	Kitchen	15' x 10'			x			x
Main	Bedroom	11' x 8'			x			x
Main	Bedroom	13'6 x 11'6			x			x
Main	Bedroom	11' x 9'6			x			x
Main	Master Bedroom	14'6 x 12'			x			x
Main	Recreation	16' x 11'			x			x
Main	Laundry	11' x 6'			x			x
		x			x			
		x			x			

Finished Floor (Main):	1,450	# of Rooms: 8	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens: 1	1	Main	3	No	Barn:
Finished Floor (Below):	0	# of Levels: 1	2	Main	3	Yes	Workshop/Shed:
Finished Floor (Basement):	0	Suite:	3				Pool:
Finished Floor (Total):	1,450 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
		Beds in Basement: 0	5				Door Height:
Unfinished Floor:	0	Basement: Crawl	6				
Grand Total:	1,450 sq. ft.	Beds not in Basement: 4	7				
			8				

Listing Broker(s): **Macdonald Realty**

Updated rancher in need of new family. This 4 bedroom, 2 bathroom family home has had all the updates completed so you can move in and feel right at home. Bright new kitchen with custom concrete countertops, newer appliances, new hot water tank, ensuite bathroom with heated tile, LED pot lights, and even a new roof with ridge venting. Relax in your hot tub on the back deck and take in the views. All of this in one of the best locations in all of Squamish, on a quiet street just steps to Coho Park, and walking distance to shops and restaurants.



Presented by:
Nikki Cvitanovic

RE/MAX Select Realty
Phone: 778-926-6464
www.nikkicvit.ca
nikkic@remax.net



Active
R2308871

Board: V
House/Single Family

40746 THUNDERBIRD RIDGE

Squamish
Garibaldi Highlands
VON 1T0

Residential Detached

\$949,900 (LP)

(SP)



Sold Date:	Frontage (feet):	0.00	Original Price: \$1,029,000
Meas. Type: Feet	Bedrooms:	3	Approx. Year Built: 1979
Depth / Size:	Bathrooms:	2	Age: 40
Lot Area (sq.ft.): 8,800.00	Full Baths:	2	Zoning: RS1
Flood Plain:	Half Baths:	0	Gross Taxes: \$4,192.29
Rear Yard Exp:			For Tax Year: 2018
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 006-722-687
			Tour: Virtual Tour URL

View: **Yes: Sky Pilot & Chief**

Complex / Subdiv:

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

Style of Home: **Rancher/Bungalow**
Construction: **Frame - Wood**
Exterior: **Wood**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations: **Partly**
of Fireplaces: **1**
Fireplace Fuel: **Natural Gas**
Water Supply: **City/Municipal**
Fuel/Heating: **Baseboard, Natural Gas**
Outdoor Area: **Fenced Yard, Patio(s) & Deck(s)**
Type of Roof: **Asphalt**

Reno. Year: **2014**
R.I. Plumbing:
R.I. Fireplaces:

Total Parking: **6** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Double**

Dist. to Public Transit: **1 Block** Dist. to School Bus: **3 Blocks**
Title to Land: **Freehold NonStrata**

Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish: **Hardwood, Mixed, Tile**

Legal: **PL VAP16204 LT 284 BLK R DL 512 LD 36. GROUP 1.**

Amenities: **None**

Site Influences: **Private Yard, Recreation Nearby**

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Fireplace Insert, Microwave**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	9'4" x 4'11"			x			x
Main	Living Room	14' x 17'11"			x			x
Main	Kitchen	12' x 13'			x			x
Main	Dining Room	13' x 8'6"			x			x
Main	Family Room	13'4" x 10'3"			x			x
Main	Bedroom	8'5" x 10'2"			x			x
Main	Bedroom	10'2" x 11'3"			x			x
Main	Master Bedroom	12'11" x 11'10"			x			x
		x			x			
		x			x			

Finished Floor (Main):	1,525	# of Rooms:	8	Bath		# of Pieces		Ensuite?		Outbuildings
Finished Floor (Above):	0	# of Kitchens:	1	1	Main	5		Yes		Barn:
Finished Floor (Below):	0	# of Levels:	1	2	Main	4		No		Workshop/Shed:
Finished Floor (Basement):	0	Suite:		3						Pool:
Finished Floor (Total):	1,525 sq. ft.	Crawl/Bsmt. Height:		4						Garage Sz:
Unfinished Floor:	0	Beds in Basement: 0	Beds not in Basement: 3	5						Door Height:
Grand Total:	1,525 sq. ft.	Basement: None		6						
				7						
				8						

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

RE/MAX Of Nanaimo (VIREB)

Quiet streets, natural light, and mature surrounding trees make this 3-bed rancher just what you've been looking for. The tastefully updated kitchen with beautiful quartz counters and stainless-steel appliances open to spacious living and dining rooms making a great space for entertaining, including a cozy gas fireplace and large windows. Master suite has a walk-in closet with spa-like ensuite featuring a jacuzzi tub, his & hers sinks, and tile flooring. Enjoy a private, fenced backyard with large deck and outdoor hot tub with views of the surrounding mountains. The attached, heated garage holds two cars, and duals as a workshop space; and nicely landscaped front yard has a carved out RV parking spot with hook-ups. Catch the world-renowned biking & hiking trails from your own front door!



Presented by:
Nikki Cvitanovic

RE/MAX Select Realty
Phone: 778-926-6464
www.nikkicvit.ca
nikkic@remax.net



Active
R2323024

Board: V
House/Single Family

40446 CHEAKAMUS PLACE

Squamish
Garibaldi Estates
V0N 1T0

Residential Detached

\$949,700 (LP)

(SP)



Sold Date:	Frontage (feet):	0.00	Original Price: \$949,700
Meas. Type: Feet	Bedrooms:	3	Approx. Year Built: 1972
Depth / Size:	Bathrooms:	2	Age: 46
Lot Area (sq.ft.): 11,000.00	Full Baths:	2	Zoning: R-1
Flood Plain:	Half Baths:	0	Gross Taxes: \$3,786.80
Rear Yard Exp:			For Tax Year: 2018
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 007-804-890
			Tour:
View:	Yes: Mountains		
Complex / Subdiv:			
Services Connected:	Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		

Style of Home: **Rancher/Bungalow**
Construction: **Frame - Wood**
Exterior: **Wood**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **1**
Fireplace Fuel: **Natural Gas**
Water Supply: **City/Municipal**
Fuel/Heating: **Forced Air**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Asphalt**

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

Total Parking: **4** Covered Parking: **0** Parking Access:
Parking: **Add. Parking Avail., Carport; Multiple, RV Parking Avail.**

Dist. to Public Transit: **1** Dist. to School Bus: **3**
Title to Land: **Freehold NonStrata**

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

Legal: **PL VAP10640 LT 13 BLK E LD 36 SEC 11 TWP 50. GROUP 1**

Amenities:

Site Influences: **Central Location, Cul-de-Sac, Golf Course Nearby, Private Yard, Shopping Nearby, Treed**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Hot Tub Spa/Swirlpool, Microwave, Storage Shed**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18' x 11'6			x			x
Main	Dining Room	12' x 9'			x			x
Main	Kitchen	11' x 11'6			x			x
Main	Family Room	15'6 x 11'			x			x
Main	Master Bedroom	12' x 11'			x			x
Main	Bedroom	9' x 8'			x			x
Main	Bedroom	10' x 9'			x			x
Main	Laundry	11' x 11'6			x			x
Main	Office	11'6 x 13'6			x			x
		x			x			

Finished Floor (Main):	1,600	# of Rooms:	9	Bath		Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens:	1	1	Main	4	No		Barn:
Finished Floor (Below):	0	# of Levels:	1	2	Main	3	Yes		Workshop/Shed:
Finished Floor (Basement):	0	Suite:	None	3					Pool:
Finished Floor (Total):	1,600 sq. ft.	Crawl/Bsmt. Height:		4					Garage Sz:
Unfinished Floor:	0	Beds in Basement: 0	Beds not in Basement: 3	5					Door Height:
Grand Total:	1,600 sq. ft.	Basement: Crawl		6					
				7					
				8					

Listing Broker(s): **Engel & Volkers Whistler**

GARIBALDI ESTATES RANCHER! This freshly updated Squamish home is located in a quiet cul-de-sac within walking distance of many amenities. Recent upgrades made to the house include smoothed out ceilings, LED light fixtures in the main rooms, new exterior paint, new kitchen floors and Fortis recently updated the lines to allow strong gas flow into the house. Also, upgraded brand new roof as of 2018, and new skylights installed in 2016. Brand new appliances include washer/dryer, stove with a hook up for gas, and an over range microwave. Some other great features in the house are heated tile in the mudroom, gas fireplace, 250 sq ft covered patio with hot tub & TV area. This quiet neighbourhood would be a great place for a single family looking for a great place to raise a family.



Presented by:
Nikki Cvitanovic

RE/MAX Select Realty
Phone: 778-926-6464
www.nikkicvit.ca
nikkic@remax.net



Active
R2311037
Board: V
House/Single Family

38055 FIFTH AVENUE
Squamish
Downtown SQ
V8B 0A1

Residential Detached
\$939,000 (LP)
(SP)



Sold Date:	Frontage (feet):	50.00	Original Price: \$999,000
Meas. Type: Feet	Bedrooms:	3	Approx. Year Built: 1959
Depth / Size: 120	Bathrooms:	2	Age: 60
Lot Area (sq.ft.): 6,010.00	Full Baths:	2	Zoning: RS-2
Flood Plain:	Half Baths:	0	Gross Taxes: \$3,662.39
Rear Yard Exp:			For Tax Year: 2018
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 011-497-980
			Tour: Virtual Tour URL
View:	Yes: MOUNTAIN		
Complex / Subdiv:			
Services Connected:	Electricity, Storm Sewer, Water		

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

Reno. Year: **2018**
R.I. Plumbing:
R.I. Fireplaces:

Total Parking: Covered Parking: Parking Access:
Parking: **Open**
Dist. to Public Transit: **NEAR** Dist. to School Bus: **NEAR**
Title to Land: **Freehold NonStrata**
Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish: **Mixed**

Legal: **PL VAP4552 LT 7A BLK 6 DL 486 LD 36. GROUP 1.**

Amenities:

Site Influences: **Paved Road, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Fireplace Insert, Free Stand F/P or Wdstove, Smoke Alarm**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	15'8 x 11'			x			x
Main	Living Room	17'6 x 12'			x			x
Main	Master Bedroom	12' x 12'2			x			x
Main	Bedroom	10'8 x 11'1			x			x
Below	Bedroom	9' x 9'			x			x
Below	Living Room	17'3 x 10'10			x			x
Below	Flex Room	23' x 8'4			x			x
Below	Laundry	12'4 x 9'4			x			x
		x			x			
		x			x			

Finished Floor (Main): **880**
Finished Floor (Above): **880**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **1,760 sq. ft.**

Unfinished Floor: **0**
Grand Total: **1,760 sq. ft.**

of Rooms: **8**
of Kitchens: **1**
of Levels: **2**
Suite: **None**
Crawl/Bsmt. Height:
Beds in Basement: **0** Beds not in Basement: **3**
Basement: **Full**

Bath	Floor	# of Pieces	Ensuite?
1	Main	4	No
2	Below	3	No
3			
4			
5			
6			
7			
8			

Outbuildings
Barn:
Workshop/Shed:
Pool:
Garage Sz:
Door Height:

Listing Broker(s): **One Percent Realty Ltd.**

Charming home centrally located on a quiet street in downtown Squamish! Complete with a picket fence, this pride of ownership boasts stunning views of the Chief and surrounding mountains which you can enjoy while sipping your morning coffee next to your gas fireplace from your living room window or over some drinks on a warm summer day while you sit on your 340 sq ft west facing deck! This home has 2 bedrooms/1 bathroom upstairs and a 3rd bedroom and second bath at ground level which can easily be converted into a nanny/in-law suite. Ground level also offers a flex space, laundry room with sink. Large backyard & sizeable workshop awaits you for storing all your hobby equipment! This is a great home for a young family or even a family with teens. AND it gets better! ... Zoning allows Coach Ho



Presented by:
Nikki Cvitanovic

RE/MAX Select Realty
Phone: 778-926-6464
www.nikkicvit.ca
nikkic@remax.net



Active
R2330533

Board: V
House/Single Family

1001 POMONA WAY

Squamish
Garibaldi Highlands
V0N 1T0

Residential Detached

\$929,000 (LP)

(SP)



Sold Date:	Frontage (feet):	65.00	Original Price: \$929,000
Meas. Type: Feet	Bedrooms:	4	Approx. Year Built: 1988
Depth / Size: 125	Bathrooms:	3	Age: 31
Lot Area (sq.ft.): 7,500.00	Full Baths:	2	Zoning: R-1
Flood Plain: No	Half Baths:	1	Gross Taxes: \$4,256.79
Rear Yard Exp: North			For Tax Year: 2018
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 007-125-917
			Tour:

View: **Yes: COAST MOUNTAINS**

Complex / Subdiv:

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

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Vinyl**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **1**
Fireplace Fuel: **Wood**
Water Supply: **City/Municipal**
Fuel/Heating: **Electric, Forced Air**
Outdoor Area: **Fenced Yard, Sundeck(s)**
Type of Roof: **Asphalt**

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

Total Parking: **6** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Double, RV Parking Avail.**

Dist. to Public Transit: **1/2 BLK** Dist. to School Bus: **4 BLKS**
Title to Land: **Freehold NonStrata**

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

Legal: **PL VAP18613 LT 116 BLK Q DL 512 LD 36. GROUP 1.**

Amenities:

Site Influences: **Golf Course Nearby, Recreation Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15' x 15'	Below	Bedroom	12'8 x 10'5			x
Main	Dining Room	13' x 11'6	Below	Laundry	18' x 4'9			x
Main	Kitchen	16' x 9'6			x			x
Main	Master Bedroom	14' x 12'			x			x
Main	Walk-In Closet	0' x 0'			x			x
Main	Bedroom	9'3 x 11'7			x			x
Main	Bedroom	10' x 8'8			x			x
Below	Foyer	8'6 x 6'			x			x
Below	Den	10'9 x 7'7			x			
Below	Family Room	23' x 22'			x			

Finished Floor (Main): **1,243**
Finished Floor (Above): **0**
Finished Floor (Below): **900**
Finished Floor (Basement): **0**
Finished Floor (Total): **2,143 sq. ft.**

Unfinished Floor: **0**
Grand Total: **2,143 sq. ft.**

of Rooms: **12**
of Kitchens: **1**
of Levels: **2**
Suite: **None**
Crawl/Bsmt. Height:
Beds in Basement: **0** Beds not in Basement: **4**
Basement: **None**

Bath	Floor	# of Pieces	Ensuite?
1	Main	4	No
2	Main	4	Yes
3	Below	2	No
4			
5			
6			
7			
8			

Outbuildings
Barn:
Workshop/Shed:
Pool:
Garage Sz:
Door Height:

Listing Broker(s): **Royal LePage Black Tusk Realty**

A neighbourhood & home that are perfect for families & investors. Located on a low traffic street with no hills to navigate, (when pushing buggies or riding trikes) just a few blocks to GHE School, Porcupine Park & world class mountain bike trails. The home has a smart plan with 4 bdrms + den, 2.5 baths, kitchen with breakfast nook, sundeck & a family room that opens out to the fenced backyard. The level driveway leads to a double garage offering plenty of room for parking vehicles, boat or RV. With a few modifications a spacious, ground level, 1 bdrm suite could be created. Easy side yard access to the backyard for your future granny pod or carriage house (with District of Squamish approvals).



Presented by:
Nikki Cvitanovic

RE/MAX Select Realty
Phone: 778-926-6464
www.nikkicvit.ca
nikkic@remax.net



Active
R2296836

Board: V
House/Single Family

38148 HEMLOCK AVENUE

Squamish
Valleycliffe
V8B 0B3

Residential Detached

\$899,999 (LP)

(SP)



Sold Date:	Frontage (feet):	60.00	Original Price: \$929,000
Meas. Type: Feet	Bedrooms:	3	Approx. Year Built: 1970
Depth / Size:	Bathrooms:	4	Age: 48
Lot Area (sq.ft.): 7,753.00	Full Baths:	2	Zoning: RS1
Flood Plain:	Half Baths:	2	Gross Taxes: \$3,637.15
Rear Yard Exp:			For Tax Year: 2017
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 004-776-381
			Tour:

View: **Yes: SQUAMISH CHIEF MOUNTAINS**
Complex / Subdiv:
Services Connected: **Community, Electricity, Sanitary Sewer, Water**

Style of Home: **2 Storey, 2 Storey w/Bsmt.**
Construction: **Frame - Wood**
Exterior: **Mixed**
Foundation: **Concrete Block**
Rain Screen:
Renovations:
of Fireplaces: **2**
Fireplace Fuel: **Natural Gas**
Water Supply: **City/Municipal**
Fuel/Heating: **Forced Air**
Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard**
Type of Roof: **Asphalt**

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

Total Parking: **6** Covered Parking: **1** Parking Access: **Front**
Parking: **Add. Parking Avail., Garage; Single, RV Parking Avail.**

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

Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish: **Laminate, Tile**

Legal: **PL VAP14084 LT 7 BLK 7 DL 833 LD 36. GROUP 1.**

Amenities: **Garden, Independent living, Storage, Workshop Detached**

Site Influences: **Private Setting, Private Yard, Shopping Nearby**

Features: **Clothes Washer/Dryer, Drapes/Window Coverings, Microwave, Range Top, Refrigerator, Storage Shed, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Above	Living Room	20' x 13'	Below	Foyer	7' x 4'			x
Above	Dining Room	11' x 10'			x			x
Above	Kitchen	13' x 10'			x			x
Above	Master Bedroom	13' x 12'			x			x
Above	Bedroom	11'3 x 10'			x			x
Below	Living Room	19' x 12'			x			x
Below	Kitchen	12'7 x 12'			x			x
Below	Bedroom	12' x 11'			x			x
Below	Laundry	10' x 9'6			x			
Below	Utility	5'2 x 3'5			x			

Finished Floor (Main):	870	# of Rooms: 11	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens: 2	1	Above	4	No	Barn:
Finished Floor (Below):	0	# of Levels: 2	2	Above	2	Yes	Workshop/Shed:
Finished Floor (Basement):	920	Suite: Other	3	Below	4	No	Pool:
Finished Floor (Total):	1,790 sq. ft.	Crawl/Bsmt. Height:	4	Below	1	No	Garage Sz:
		Beds in Basement: 0 Beds not in Basement: 3	5				Door Height:
Unfinished Floor:	0	Basement: Full, Fully Finished, Separate Entry	6				
Grand Total:	1,790 sq. ft.		7				
			8				

Listing Broker(s): **Royal LePage Black Tusk Realty**

Excellent investment home on a quiet street, solid built, well maintained and within walking distance to schools, amenities, trails, public transport and playgrounds. Renos include new windows, updated washrooms, flooring, etc. No pets, non smoking owner occupied home with fantastic potential for suite to bring in added income. Basement plumbing has been roughed in, full bath and separate entrance already exists. Huge front and rear yard with gardens, fire pit, large heated workshop (currently used as a man cave), excellent views and quiet neighbourhood. Make it your family home or invest and hold. Easy to view. Call today.



Presented by:
Nikki Cvitanovic

RE/MAX Select Realty
Phone: 778-926-6464
www.nikkicvit.ca
nikkic@remax.net



Active
R2293329
Board: V
House/Single Family

38597 WESTWAY AVENUE

Squamish
Valleycliffe
V8B 0C2

Residential Detached

\$899,000 (LP)

(SP)



Sold Date: Frontage (feet): **182.00** Original Price: **\$949,000**
Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1979**
Depth / Size: Bathrooms: **3** Age: **39**
Lot Area (sq.ft.): **7,501.00** Full Baths: **2** Zoning: **RS1**
Flood Plain: Half Baths: **1** Gross Taxes: **\$3,961.90**
Rear Yard Exp: **Northwest** For Tax Year: **2018**
Council Apprv?: Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **007-362-501**
Tour:

View: **Yes: THE CHIEF**
Complex / Subdiv: **UPPER VALLEYCLIFFE**
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **Split Entry**
Construction: **Frame - Wood**
Exterior: **Aluminum**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations: **Partly**
of Fireplaces: **2**
Fireplace Fuel: **Natural Gas**
Water Supply: **City/Municipal**
Fuel/Heating: **Baseboard, Forced Air, Natural Gas**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Metal**

Reno. Year: **2000**
R.I. Plumbing:
R.I. Fireplaces:

Total Parking: **5** Covered Parking: **1** Parking Access: **Front**
Parking: **Garage; Single, Open, RV Parking Avail.**

Dist. to Public Transit: **1 BLOCK** Dist. to School Bus: **2 BLOCKS**
Title to Land: **Freehold NonStrata**

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

Legal: **PL VAP16871 LT 20 BLK 20 DL 515 LD 36 GROUP 1**

Amenities: **None**

Site Influences: **Greenbelt, Recreation Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17'5 x 12'5			x			x
Main	Dining Room	8'7 x 10'11			x			x
Main	Kitchen	15'8 x 10'5			x			x
Main	Master Bedroom	13'3 x 10'5			x			x
Main	Bedroom	10' x 10'			x			x
Main	Bedroom	9'11 x 9'			x			x
Below	Living Room	17'5 x 10'5			x			x
Below	Dining Room	11'5 x 12'			x			x
Below	Kitchen	12'7 x 11'			x			x
Bsmt	Master Bedroom	22'5 x 9'7			x			

Finished Floor (Main): **1,344**
Finished Floor (Above): **0**
Finished Floor (Below): **1,173**
Finished Floor (Basement): **0**
Finished Floor (Total): **2,517 sq. ft.**

Unfinished Floor: **0**
Grand Total: **2,517 sq. ft.**

of Rooms: **10**
of Kitchens: **2**
of Levels: **2**
Suite: **Licensed Suite**
Crawl/Bsmt. Height:
Beds in Basement: **1** Beds not in Basement: **3**
Basement: **Fully Finished, Separate Entry**

Bath	Floor	# of Pieces	Ensuite?
1	Main	4	No
2	Main	2	Yes
3	Below	4	Yes
4			
5			
6			
7			
8			

Outbuildings
Barn:
Workshop/Shed:
Pool:
Garage Sz:
Door Height:

Listing Broker(s): **Royal LePage Black Tusk Realty**

Need to make a move quickly? This 4 BD, 2.5 BT home is available now. Nicely situated on a large fenced property backing onto private green space of the Little Stawamus Creek in upper Valleycliffe. Features include updated thermal windows, metal roof, 2 n/gas fireplaces, 2 sets of kitchen appliances & washer/ dryers' multi-level sundecks, single garage, plenty of open parking and a 1 BD suite registered with the District of Squamish. There is room on the side to access the back yard so a carriage house may be an option in the future. Great location; a quick walk to Valleycliffe Elementary & Cedar Valley Waldorf Schools, coffee shop, grocery store, bike trails, parks and the Stawamus River dyke trails.



Presented by:
Nikki Cvitanovic

RE/MAX Select Realty
Phone: 778-926-6464
www.nikkicvit.ca
nikkic@remax.net



Active
R2314163
Board: V
House/Single Family

42027 GOVERNMENT ROAD

Squamish
Brackendale
V0N 1H0

Residential Detached

\$899,000 (LP)

(SP)



Sold Date:	Frontage (feet):	62.00	Original Price: \$989,000
Meas. Type: Feet	Bedrooms:	4	Approx. Year Built: 1972
Depth / Size:	Bathrooms:	2	Age: 47
Lot Area (sq.ft.): 11,345.00	Full Baths:	2	Zoning: RS2
Flood Plain: No	Half Baths:	0	Gross Taxes: \$3,791.41
Rear Yard Exp: West			For Tax Year: 2018
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 007-105-711
			Tour:

View: **Yes: COAST MOUNTAINS**

Complex / Subdiv: **BRACKENDALE**

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

Style of Home: **Rancher/Bungalow w/Bsmt.**
Construction: **Frame - Wood**
Exterior: **Vinyl**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations: **Partly**
of Fireplaces: **2**
Fireplace Fuel: **Wood**
Water Supply: **City/Municipal**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Fenced Yard, Patio(s), Sundeck(s)**
Type of Roof: **Asphalt**

Reno. Year: **2016**
R.I. Plumbing:
R.I. Fireplaces:

Total Parking: **5** Covered Parking: Parking Access: **Front, Side**
Parking: **Garage; Single, Open, RV Parking Avail.**

Dist. to Public Transit: **1/2 BLK** Dist. to School Bus: **1/2 BLK**
Title to Land: **Freehold NonStrata**

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

Legal: **PLAN VAP18820 LOT A BLOCK 5 OF NORTH 1/2 OF THE SOUTH EAST 1/4 SECTION OF SEC22 TOWNSHIP 50**

Amenities:

Site Influences: **Paved Road, Private Setting, Recreation Nearby**

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Free Stand F/P or Wdstove, Storage Shed**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18' x 14'			x			x
Main	Kitchen	14' x 13'			x			x
Main	Dining Room	8' x 6'			x			x
Main	Master Bedroom	14' x 10'			x			x
Main	Bedroom	11' x 8'8"			x			x
Below	Family Room	17'2 x 12'5"			x			x
Below	Bedroom	13'5 x 9'9"			x			x
Below	Bedroom	13'5 x 12'6"			x			x
Below	Flex Room	13' x 12'5"			x			x
		x			x			

Finished Floor (Main): **1,036**
Finished Floor (Above): **0**
Finished Floor (Below): **1,036**
Finished Floor (Basement): **0**
Finished Floor (Total): **2,072 sq. ft.**

Unfinished Floor: **0**
Grand Total: **2,072 sq. ft.**

of Rooms: **9**
of Kitchens: **1**
of Levels: **2**
Suite: **None**
Crawl/Bsmt. Height:
Beds in Basement: **0** Beds not in Basement: **4**
Basement: **Full, Fully Finished, Separate Entry**

Bath	Floor	# of Pieces	Ensuite?
1	Main	4	No
2	Below	3	No
3			
4			
5			
6			
7			
8			

Outbuildings
Barn:
Workshop/Shed:
Pool:
Garage Sz:
Door Height:

Listing Broker(s): **Royal LePage Black Tusk Realty**

What appears to be a modest bungalow is actually a smartly updated, 4 bdrm, 2 level family home with a fully finished walk out ground floor...so much more than meets the eye. Features include an eat-in kitchen with loads of cabinets & counters, 2 full baths w/in-floor radiant heat, vinyl windows w/screens, new flooring, paint, moldings & doors, highly efficient n/gas furnace, 2 wood stoves & spacious family room. With a couple of additions a bright 2 bdrm suite with separate entrance can be finished off. Outdoor living is enjoyed on over 1300sf of sundeck & patios, fenced yard with veggie & perennial gardens, 3 sheds & RV pad. Wonderful mountain views, walking distance to 2 schools and public transit is near your door.



Presented by:
Nikki Cvitanovic

RE/MAX Select Realty
Phone: 778-926-6464
www.nikkicvit.ca
nikkic@remax.net



Active
R2319628
Board: V
House/Single Family

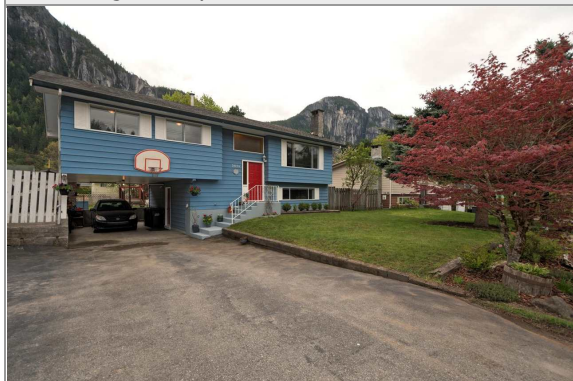
38274 CHESTNUT AVENUE

Squamish
Valleycliffe
V8B 0W7

Residential Detached

\$879,900 (LP)

(SP)



Sold Date: Frontage (feet): **65.00** Original Price: **\$879,900**
Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1973**
Depth / Size: **120** Bathrooms: **2** Age: **45**
Lot Area (sq.ft.): **7,800.00** Full Baths: **2** Zoning: **RS-1**
Flood Plain: Half Baths: **0** Gross Taxes: **\$3,551.83**
Rear Yard Exp: **South** For Tax Year: **2018**
Council Apprv?: Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **007-739-494**
Tour: **Virtual Tour URL**

View: **Yes: Stawamus Chief**
Complex / Subdiv:
Services Connected: **Community, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer**

Style of Home: **2 Storey, Split Entry**
Construction: **Frame - Wood**
Exterior: **Wood**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **1**
Fireplace Fuel: **Wood**
Water Supply: **City/Municipal**
Fuel/Heating: **Forced Air**
Outdoor Area: **Sundeck(s)**
Type of Roof: **Asphalt**

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

Total Parking: **6** Covered Parking: **1** Parking Access: **Front**
Parking: **Add. Parking Avail., Carport; Single, RV Parking Avail.**

Dist. to Public Transit: Dist. to School Bus: **3**
Title to Land: **Freehold NonStrata**

Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No**
Fixtures Rmvd: **:**
Floor Finish: **Laminate, Mixed, Tile**

Legal: **PL VAP14892 LT 16 BLK 8 DL 833 LD 36. GROUP 1.**

Amenities: **Garden, In Suite Laundry, Storage**

Site Influences: **Marina Nearby, Private Yard, Recreation Nearby, Shopping Nearby**

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Microwave, Smoke Alarm, Storage Shed**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Master Bedroom	11'6 x 11'	Below	Laundry	12'1 x 5'9			x
Main	Bedroom	9'2 x 8'9	Below	Storage	8'9 x 7'11			x
Main	Bedroom	10'3 x 8'1	Below	Eating Area	10'8 x 3'11			x
Main	Kitchen	11'2 x 11'			x			x
Main	Dining Room	12'5 x 11'2			x			x
Main	Living Room	16'4 x 13'8			x			x
Main	Foyer	6'6 x 3'7			x			x
Below	Bedroom	10'10 x 9'6			x			x
Below	Living Room	16'1 x 11'7			x			
Below	Kitchen	12'11 x 7'10			x			

Finished Floor (Main): **1,146**
Finished Floor (Above): **0**
Finished Floor (Below): **768**
Finished Floor (Basement): **0**
Finished Floor (Total): **1,914 sq. ft.**

Unfinished Floor: **0**
Grand Total: **1,914 sq. ft.**

of Rooms: **13**
of Kitchens: **2**
of Levels: **2**
Suite: **Unauthorized Suite**
Crawl/Bsmt. Height:
Beds in Basement: **0** Beds not in Basement: **4**
Basement: **Full, Fully Finished, Separate Entry**

Bath	Floor	# of Pieces	Ensuite?
1	Main	3	No
2	Below	3	No
3			
4			
5			
6			
7			
8			

Outbuildings
Barn:
Workshop/Shed:
Pool:
Garage Sz:
Door Height:

Listing Broker(s): **MLA Realty**

MLA Realty

Under 900k with a suite! This 4 bed, 2 bath home in the heart of Valleycliffe is the perfect home for a growing family. Enjoy the South facing back yard with large sundeck off of the kitchen and fantastic views of the Stawamus Chief. This 2-level home offers 3 bedrooms up with large living room, great for entertaining. Lower level has a large 1 bed mortgage helper w/ spacious kitchen and separate entry. Carport can easily be converted to a garage. Chestnut is a quiet family oriented street in the catchment of highly-ranked Valleycliffe Elementary and a few blocks from Squamish Waldorf School. Word-class hiking & mountain biking trails are in your backyard. Easy commute to Vancouver.



Presented by:
Nikki Cvitanovic

RE/MAX Select Realty
Phone: 778-926-6464
www.nikkicvit.ca
nikkic@remax.net



Active
R2320110

Board: V
House/Single Family

29 40137 GOVERNMENT ROAD

Squamish
Garibaldi Estates
V8B 0N7

Residential Detached

\$875,000 (LP)

(SP)



Sold Date:	Frontage (feet):	0.00	Original Price: \$875,000
Meas. Type: Feet	Bedrooms:	4	Approx. Year Built: 2007
Depth / Size:	Bathrooms:	3	Age: 12
Lot Area (sq.ft.): 3,307.00	Full Baths:	2	Zoning: CD35
Flood Plain:	Half Baths:	1	Gross Taxes: \$3,358.29
Rear Yard Exp:			For Tax Year: 2018
Council Apprv?:			Tax Inc. Utilities?:
If new, GST/HST inc?:			P.I.D.: 026-821-974
			Tour: Virtual Tour URL

View: **Yes: MOUNTAINS**
Complex / Subdiv: **AMBLEPATH**
Services Connected: **Community, Electricity, Natural Gas, Water**

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Hardi Plank, Wood**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **1**
Fireplace Fuel: **Natural Gas**
Water Supply: **City/Municipal**
Fuel/Heating: **Baseboard, Natural Gas**
Outdoor Area: **Patio(s) & Deck(s)**
Type of Roof: **Metal**

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

Total Parking: **2** Covered Parking: **1** Parking Access:
Parking: **DetachedGrge/Carport**
Dist. to Public Transit:
Title to Land: **Other** Dist. to School Bus:
Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: :
Floor Finish: **Hardwood, Mixed, Tile**

Legal: **PL BCS2028 LT 29 LD 36 TWP 50. SECTION 2 & 11, GROUP 1, 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:

Site Influences:

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	14'6 x 7'11			x			x
Main	Foyer	6'5 x 5'7			x			x
Main	Dining Room	13'7 x 6'8			x			x
Main	Living Room	17'2 x 16'11			x			x
Above	Master Bedroom	13'7 x 9'11			x			x
Above	Bedroom	10'9 x 10'1			x			x
Above	Bedroom	10'2 x 5'11			x			x
Above	Bedroom	10'2 x 5'11			x			x
		x			x			
		x			x			

Finished Floor (Main):	685	# of Rooms:	8	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	696	# of Kitchens:	1	1	Above	4	Yes	Barn:
Finished Floor (Below):	0	# of Levels:	2	2	Above	3	No	Workshop/Shed:
Finished Floor (Basement):	0	Suite:		3	Main	2	No	Pool:
Finished Floor (Total):	1,381 sq. ft.	Crawl/Bsmt. Height:		4				Garage Sz:
		Beds in Basement: 0	Beds not in Basement: 4	5				Door Height:
Unfinished Floor:	0	Basement: Crawl		6				
Grand Total:	1,381 sq. ft.			7				
				8				

Listing Broker(s): **Macdonald Realty**

Built in 2007 this nicely presented Amblespath home offers a great location and modern open plan living with minimal maintenance metal roof and hardi plank siding. Enjoy the views all around of surrounding mountains. With two covered deck areas, huge crawl space for storage under the entire footprint of the home and four bedrooms this home is a must see for a family being close to schools and a popular daycare! Call listing agent to view today.



Presented by:
Nikki Cvitanovic

RE/MAX Select Realty
Phone: 778-926-6464
www.nikkicvit.ca
nikkic@remax.net



Active
R2324776
Board: V
House/Single Family

6 39885 GOVERNMENT ROAD

Squamish
Northyards
V0N 3G0

Residential Detached

\$859,900 (LP)

(SP)



Sold Date: Frontage (feet): **39.83** Original Price: **\$859,900**
Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **2016**
Depth / Size: Bathrooms: **3** Age: **2**
Lot Area (sq.ft.): **3,132.00** Full Baths: **2** Zoning: **RS-3**
Flood Plain: **Yes** Half Baths: **1** Gross Taxes: **\$3,528.79**
Rear Yard Exp: For Tax Year: **2018**
Council Apprv?: Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **029-708-443**
Tour: **Virtual Tour URL**

View: **Yes: West, Mountains**
Complex / Subdiv: **Abbey Lane Residences**
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Hardi Plank**
Foundation: **Concrete Slab**
Rain Screen:
Renovations:
of Fireplaces: **1**
Fireplace Fuel: **Natural Gas**
Water Supply: **City/Municipal**
Fuel/Heating: **Baseboard, Electric, Natural Gas**
Outdoor Area: **Fenced Yard, Patio(s) & Deck(s)**
Type of Roof: **Asphalt**

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

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**
Parking: **Carport & Garage, Garage; Double**

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

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

Legal: **PL EPS2470 LT 6 LD 36 SEC 3 TWP 50. GROUP 1, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V.**

Amenities: **None**

Site Influences: **Central Location, Golf Course Nearby, Paved Road, Shopping Nearby, Ski Hill Nearby**

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Disposal - Waste, Fireplace Insert, Garage Door Opener, Microwave, Smoke Alarm**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Dining Room	10' x 15'			x			x
Main	Kitchen	9' x 12'			x			x
Main	Living Room	12' x 14'			x			x
Main	Laundry	6' x 8'			x			x
Main	Foyer	4' x 13'			x			x
Above	Master Bedroom	10' x 11'			x			x
Above	Walk-In Closet	6' x 10'			x			x
Above	Bedroom	10' x 11'			x			x
Above	Bedroom	10' x 11'			x			x
		x			x			

Finished Floor (Main): **718**
Finished Floor (Above): **779**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **1,497 sq. ft.**

Unfinished Floor: **0**
Grand Total: **1,497 sq. ft.**

of Rooms: **9**
of Kitchens: **1**
of Levels: **1**
Suite: **None**
Crawl/Bsmt. Height:
Beds in Basement: **0** Beds not in Basement: **3**
Basement: **None**

Bath	Floor	# of Pieces	Ensuite?
1	Main	2	No
2	Above	3	No
3	Above	3	Yes
4			
5			
6			
7			
8			

Outbuildings
Barn:
Workshop/Shed:
Pool:
Garage Sz:
Door Height:

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

This beautiful home in Abbey Lane Residences pulls in the natural light with mountain views all around. The detached 2-story home holds 3 bedrooms, 2.5 bathrooms, and loads of storage, plus multiple skylights, built-in window seats, and his & hers bathroom vanities. The full 2-stall garage gives lots of flexibility for parking, storage, gym-use, you name it! Out from the main living area, there is an amazing covered deck space with a built in double sided fireplace for cozy vibes, which walks down into your fully-fenced backyard. Ideally located next to the Mamquam River dyke for easy access to trails, fishing and Squamish living at your doorstep!



Presented by:
Nikki Cvitanovic

RE/MAX Select Realty
Phone: 778-926-6464
www.nikkicvit.ca
nikkic@remax.net



Active
R2320940

Board: V
House/Single Family

1690 MACDONALD PLACE

Squamish
Brackendale
VOM 1H0

Residential Detached

\$859,000 (LP)
(SP)



Sold Date: Frontage (feet): **0.00** Original Price: **\$818,000**
Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1991**
Depth / Size: Bathrooms: **2** Age: **27**
Lot Area (sq.ft.): **7,723.00** Full Baths: **2** Zoning: **RS-1**
Flood Plain: Half Baths: **0** Gross Taxes: **\$3,639.35**
Rear Yard Exp: **North** For Tax Year: **2018**
Council Apprv?: Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **016-322-924**
Tour: **Virtual Tour URL**

View: **Yes: Mountains**
Complex / Subdiv:
Services Connected: **Community, Electricity, Sanitary Sewer**

Style of Home: **1 Storey**
Construction: **Frame - Wood**
Exterior: **Wood**
Foundation: **Concrete Block**
Rain Screen:
Renovations: Reno. Year:
of Fireplaces: **1** R.I. Plumbing:
Fireplace Fuel: **Propane Gas** R.I. Fireplaces:
Water Supply: **City/Municipal**
Fuel/Heating: **Electric, Forced Air, Propane Gas**
Outdoor Area: **Fenced Yard, Patio(s) & Deck(s)**
Type of Roof: **Asphalt**

Total Parking: **6** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Double**
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:
Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **Yes: Propane Tank**
Fixtures Rmvd: **No**
Floor Finish: **Mixed**

Legal: **PL VAP22908 LT I8 LD 36 SEC 14 TWP 50. PART NW 1/4, GROUP 1.**

Amenities: **Garden**

Site Influences: **Central Location, Cul-de-Sac, Golf Course Nearby, Private Setting, Private Yard, Shopping Nearby**
Features: **Clothes Washer/Dryer, Dishwasher**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17'5 x 14'11			x			x
Main	Dining Room	17'5 x 10'			x			x
Main	Kitchen	13'7 x 9'9			x			x
Main	Bedroom	9'5 x 14'3			x			x
Main	Bedroom	8'8 x 10'90			x			x
Main	Master Bedroom	11'11 x 11'8			x			x
Main	Laundry	8'8 x 10'3			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	1,278	# of Rooms:	7	Bath		# of Pieces		Ensuite?		Outbuildings
Finished Floor (Above):	0	# of Kitchens:	1	1	Main	4		Yes		Barn:
Finished Floor (Below):	0	# of Levels:	1	2	Main	4		No		Workshop/Shed:
Finished Floor (Basement):	0	Suite:	None	3						Pool:
Finished Floor (Total):	1,278 sq. ft.	Crawl/Bsmt. Height:		4						Garage Sz: 21.4 x 18.1
		Beds in Basement: 0	Beds not in Basement: 3	5						Door Height:
Unfinished Floor:	0	Basement: Crawl, Full, Unfinished		6						
Grand Total:	1,278 sq. ft.			7						
				8						

Listing Broker(s): **Jovi Realty Inc.**

Modern comforts await in this well-maintained 3 bdrm, 2 bath family home located on a quiet cul-de-sac in sunny Brackendale. This home has 3 spacious bedrooms, master bedroom with ensuite, an open concept living & dining area with cozy gas fireplace. Well maintained, recent renovations include: fully painted exterior, new walnut hardwood flooring and updated appliances. Huge full height crawlspace to store all the toys, large driveway will fit RV & 4 cars and one of the most private backyards with garden in Squamish. Close proximity to schools, hiking/biking trails, restaurants, coffee shops and Squamish River. This home is a must see!



Presented by:
Nikki Cvitanovic

RE/MAX Select Realty
Phone: 778-926-6464
www.nikkicvit.ca
nikkic@remax.net



Active
R2291306
Board: V
House/Single Family

40424 BLACKTUSK WAY

Squamish
Garibaldi Estates
v0n 3g0

Residential Detached

\$805,000 (LP)

(SP)



Sold Date:	Frontage (feet):	0.00	Original Price: \$815,000
Meas. Type: Feet	Bedrooms:	3	Approx. Year Built: 1972
Depth / Size:	Bathrooms:	1	Age: 46
Lot Area (sq.ft.): 9,655.00	Full Baths:	1	Zoning: RS1
Flood Plain:	Half Baths:	0	Gross Taxes: \$3,676.87
Rear Yard Exp:			For Tax Year: 2017
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 009-332-251
			Tour:

View: **Yes: Mountains and gardens**
Complex / Subdiv: **Garibaldi Estates**
Services Connected: **Electricity, Sanitary Sewer, Storm Sewer, Water**

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

Reno. Year:
R.I. Plumbing: **No**
R.I. Fireplaces: **1**

Total Parking: **6** Covered Parking: **0** Parking Access: **Front**
Parking: **Open**
Dist. to Public Transit: **.25 blk** Dist. to School Bus: **1.5 blk**
Title to Land: **Freehold NonStrata**
Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No**
Fixtures Rmvd: **Yes: Hallway Coat rack, Wall sconce lights in bath, draperies**
Floor Finish: **Laminate, Mixed**

Legal: **PL VAP10640 LT 22 BLK E LD 36 SEC 11 TWP 50. GROUP 1.**

Amenities: **Storage, Workshop Attached**

Site Influences: **Central Location, Cul-de-Sac, Private Setting, Private Yard, Recreation Nearby, Shopping Nearby**

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Dishwasher, Drapes/Window Coverings, Refrigerator, Storage Shed, Stove, Windows - Thermo**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13' x 16'			x			x
Main	Dining Room	12' x 8'			x			x
Main	Kitchen	13' x 9'			x			x
Main	Bedroom	10' x 10'			x			x
Main	Bedroom	10' x 8'			x			x
Main	Master Bedroom	11'6 x 11'			x			x
Main	Foyer	8' x 4'			x			x
Main	Den	9'6 x 12'6			x			x
Main	Pantry	6'6 x 7'			x			
Main	Workshop	25' x 8'6			x			

Finished Floor (Main): **1,355**
Finished Floor (Above): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **1,355 sq. ft.**

Unfinished Floor: **0**
Grand Total: **1,355 sq. ft.**

of Rooms: **10**
of Kitchens: **1**
of Levels: **1**
Suite: **None**
Crawl/Bsmt. Height: **3'5**
Beds in Basement: **0** Beds not in Basement: **3**
Basement: **Crawl**

Bath	Floor	# of Pieces	Ensuite?
1	Main	4	No
2			
3			
4			
5			
6			
7			
8			

Outbuildings
Barn: **16'1x12'3**
Workshop/Shed: **9'5x8**
Pool:
Garage Sz:
Door Height:

Listing Broker(s): **RE/MAX Sea to Sky Real Estate**

Sun all day!! Cozy Garibaldi Estates one level Cottage-like home. Leave the car at home - walk to everything! This central location offers a surprisingly private fenced treed yard with mature gardens - private spots for contemplation & level lawns for play. The home itself is lovingly maintained with a newer roof, vinyl windows, fresh cheery paint & more thoughtful updates to the original throughout. Inside are three bedrooms & office/den, all with lots of windows. Kitchen has an adjacent pantry with built-ins & french doors onto one of the best covered deck areas ever! Bath has been tastefully redone with comfort and quality in mind. A bunkee/playhouse in the rear yard + lots of storage sheds & workshop area.. Driveway can accommodate all the toys!



Presented by:
Nikki Cvitanovic

RE/MAX Select Realty
Phone: 778-926-6464
www.nikkicvit.ca
nikkic@remax.net



Active
R2292530
Board: V
House/Single Family

41874 RAYBURN ROAD

Squamish
Brackendale
V0N 1H0

Residential Detached

\$779,000 (LP)

(SP)



Sold Date: Frontage (feet): **66.00** Original Price: **\$899,000**
Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1949**
Depth / Size: **122** Bathrooms: **2** Age: **69**
Lot Area (sq.ft.): **8,052.00** Full Baths: **2** Zoning: **RS-2**
Flood Plain: **Yes** Half Baths: **0** Gross Taxes: **\$3,184.93**
Rear Yard Exp: For Tax Year: **2017**
Council Apprv?: Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **012-009-563**
Tour:

View: **Yes: Mountains**
Complex / Subdiv:
Services Connected: **Electricity, Sanitary Sewer, Water**

Style of Home: **2 Storey, Split Entry**
Construction: **Frame - Wood**
Exterior: **Stucco, Wood**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations: **Partly**
of Fireplaces: **0**
Fireplace Fuel:
Water Supply: **City/Municipal**
Fuel/Heating: **Oil**
Outdoor Area: **Patio(s) & Deck(s)**
Type of Roof: **Asphalt**

Reno. Year: **2018**
R.I. Plumbing:
R.I. Fireplaces:

Total Parking: **6** Covered Parking: **1** Parking Access: **Front, Rear**
Parking: **Add. Parking Avail., Open, RV Parking Avail.**

Dist. to Public Transit: **1 blk** Dist. to School Bus: **2 blk**
Title to Land: **Freehold NonStrata**

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

Legal: **PL VAP3917 LT 3 BLK 2 LD 36 SEC 22 TWP 50. PART S 1/2 OF SE 1/4, GROUP 1.**

Amenities: **Workshop Detached**

Site Influences:
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14' x 11'2			x			x
Main	Kitchen	8'3 x 11'7			x			x
Main	Dining Room	8'2 x 5'7			x			x
Main	Bedroom	8'7 x 13'6			x			x
Main	Master Bedroom	14'6 x 11'1			x			x
Bsmt	Recreation	12'7 x 14'1			x			x
Bsmt	Bedroom	10'2 x 12'7			x			x
Bsmt	Bedroom	10'4 x 13'			x			x
Bsmt	Foyer	17'8 x 7'1			x			
Bsmt	Laundry	7'4 x 4'1			x			

Finished Floor (Main): **791**
Finished Floor (Above): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **694**
Finished Floor (Total): **1,485 sq. ft.**

Unfinished Floor: **0**
Grand Total: **1,485 sq. ft.**

of Rooms: **10**
of Kitchens: **1**
of Levels: **2**
Suite: **None**
Crawl/Bsmt. Height:
Beds in Basement: **2** Beds not in Basement: **2**
Basement: **Full, Fully Finished, Separate Entry**

Bath	Floor	# of Pieces	Ensuite?
1	Main	4	No
2	Bsmt	3	No
3			
4			
5			
6			
7			
8			

Outbuildings
Barn:
Workshop/Shed:
Pool:
Garage Sz:
Door Height:

Listing Broker(s): **Jovi Realty Inc.**

GREAT INVESTMENT OPPORTUNITY! Very well maintained and partially renovated family home with a mortgage helper. The main floor features **2** bedrooms, kitchen with new sink, backsplash and counter-tops, new stainless steel appliances, cozy dining room that leads to a huge wrap around view deck. Downstairs has been fully renovated with new carpet, windows, lights, freshly painted walls, new blinds, also has **2** bedrooms, **1** full bathroom, rec room, laundry with brand new washer/dryer and the separate entry, that opens to a beautiful backyard with lots of parking. Great lot zoned **RS2** duplex with over **8000 sq ft**, enormous workshop, that can serve you as a garage. This property has it all! Definitely a must see! **OPEN HOUSE SATURDAY NOVEMBER 17: 1PM-3PM**



Presented by:
Nikki Cvitanovic

RE/MAX Select Realty
Phone: 778-926-6464
www.nikkicvit.ca
nikkic@remax.net



Active
R2320775
Board: V
House/Single Family

727 UPPER CRESCENT
Squamish
Britannia Beach
VON 1J0

Residential Detached
\$749,000 (LP)
(SP)



Sold Date: Frontage (feet): **0.00** Original Price: **\$749,000**
Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1990**
Depth / Size: **0.00** Bathrooms: **2** Age: **28**
Lot Area (sq.ft.): **5,889.00** Full Baths: **2** Zoning: **RS-1**
Flood Plain: **No** Half Baths: **0** Gross Taxes: **\$3,062.22**
Rear Yard Exp: For Tax Year: **2018**
Council Apprv?: Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **026-458-306**
Tour: **Virtual Tour URL**

View: **Yes: HOWE SOUND & MOUTAINS**
Complex / Subdiv:
Services Connected: **Community, Electricity, Water**

Style of Home: **Rancher/Bungalow**
Construction: **Frame - Wood**
Exterior: **Aluminum**
Foundation: **Other**
Rain Screen:
Renovations: **Other**
of Fireplaces: **0**
Fireplace Fuel:
Water Supply: **City/Municipal**
Fuel/Heating: **Forced Air, Propane Gas**
Outdoor Area: **Patio(s) & Deck(s)**
Type of Roof: **Asphalt**

Reno. Year: **2016**
R.I. Plumbing:
R.I. Fireplaces:

Total Parking: **4** Covered Parking: Parking Access: **Front**
Parking: **Open, RV Parking Avail.**
Dist. to Public Transit: Dist. to School Bus:
Title to Land: **Freehold NonStrata**
Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish: **Laminate, Mixed**

Legal: **PL BC20004 LT 69 DL 197 LD 36. GROUP 1, MANUFACTURED HOME REG. # 63838. 63838**

Amenities: **Workshop Attached**

Site Influences: **Private Yard, Recreation Nearby, Shopping Nearby**
Features: **Clothes Washer/Dryer, Drapes/Window Coverings**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18'9 x 15'2			x			x
Main	Family Room	16' x 14'9			x			x
Main	Kitchen	12' x 12'4			x			x
Main	Master Bedroom	12'1 x 12'3			x			x
Main	Bedroom	14'7 x 10'7			x			x
Main	Bedroom	11'2 x 10'1			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	1,590	# of Rooms:	6	Bath		# of Pieces		Ensuite?		Outbuildings
Finished Floor (Above):	0	# of Kitchens:	1	1	Main	3	Yes			Barn:
Finished Floor (Below):	0	# of Levels:	1	2	Main	3	No			Workshop/Shed:
Finished Floor (Basement):	0	Suite:	None	3						Pool:
Finished Floor (Total):	1,590 sq. ft.	Crawl/Bsmt. Height:		4						Garage Sz:
Unfinished Floor:	0	Beds in Basement: 0	Beds not in Basement: 3	5						Door Height:
Grand Total:	1,590 sq. ft.	Basement: Crawl		6						
				7						
				8						

Listing Broker(s): **Jovi Realty Inc.**

Great value in this spacious 3 bedroom, 2 bath home in the picturesque community of Britannia Beach. This home was recently updated features include 1 year old roof, laminate flooring, electrical fixtures, open kitchen and living room. Enjoy amazing West Coast scenery from this desirable corner lot location. New development coming soon to the area. Now is the time to invest in the rapidly expanding seaside community.



Presented by:
Nikki Cvitanovic

RE/MAX Select Realty
Phone: 778-926-6464
www.nikkicvit.ca
nikkic@remax.net



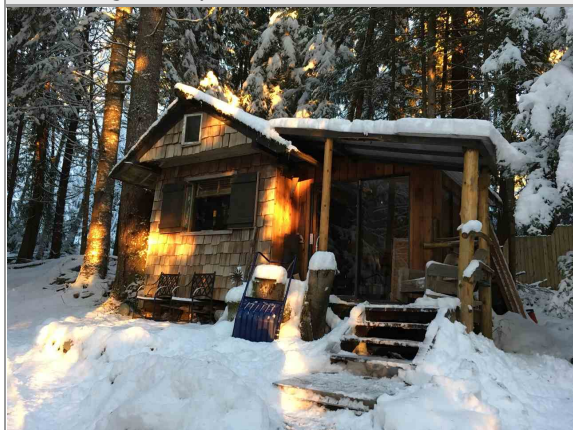
Active
R2324879
Board: V
House/Single Family

1164 GARIBALDI PARK ROAD

Squamish
Ring Creek
V0N 1T0

Residential Detached

\$669,000 (LP)
(SP)



Sold Date:	Frontage (feet):	0.00	Original Price: \$669,000
Meas. Type: Feet	Bedrooms:	1	Approx. Year Built: 1981
Depth / Size:	Bathrooms:	1	Age: 37
Lot Area (sq.ft.): 24,088.00	Full Baths:	1	Zoning: RURAL
Flood Plain:	Half Baths:	0	Gross Taxes: \$683.80
Rear Yard Exp:			For Tax Year: 2018
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 007-962-878
			Tour:

View: : **Mountain Range View**
Complex / Subdiv:
Services Connected: **None**

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Stucco, Wood**
Foundation: **Other**
Rain Screen:
Renovations:
of Fireplaces: **2**
Fireplace Fuel: **Propane Gas, Wood**
Water Supply: **Other**
Fuel/Heating: **Propane Gas**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Asphalt**

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

Total Parking: **6** Covered Parking: **0** Parking Access: **Front**
Parking: **Open**
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:
Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: :
Floor Finish: **Mixed**

Legal: **AMENDED LOT 38 (EXPLANATORY PLAN 15736 J68674) DISTRICT LOT 2299 PLAN 14038**

Amenities: **Garden, Guest Suite**

Site Influences: **Gravel Road, Greenbelt, Private Setting, Private Yard, Rural Setting, Ski Hill Nearby**
Features: **Clothes Washer, Oven-Built In, Pantry, Refrigerator**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	0' x 0'			x			x
Above	Bedroom	0' x 0'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	491	# of Rooms:	2	Bath	1	Floor	Main	# of Pieces	3	Ensuite?	No	Outbuildings
Finished Floor (Above):	352	# of Kitchens:	1		2							Barn:
Finished Floor (Below):	0	# of Levels:	2		3							Workshop/Shed:
Finished Floor (Basement):	0	Suite:			4							Pool:
Finished Floor (Total):	843 sq. ft.	Crawl/Bsmt. Height:			5							Garage Sz:
		Beds in Basement: 0	Beds not in Basement: 1		6							Door Height:
Unfinished Floor:	0	Basement: Crawl			7							
Grand Total:	843 sq. ft.				8							

Listing Broker(s): **Engel & Volkers Whistler**

Engel & Volkers Whistler

RARE opportunity to own two charming off-grid cabins on the BEST LOT in Ring Creek. Just 15 minutes from Squamish - between Quest University and Garibaldi Park. This near-level half acre property, surrounded on three sides by crown land, is located on the quiet side street away from park traffic and boasts forested privacy from the road yet open southwest sun exposure and mountain views. The upgraded micro-hydro electrical system, propane/wood heating, high-speed internet and mountain glacier water provide all the conveniences you need while you feel a million miles away from the hustle and bustle. You may want to do some upgrades, or move in 'as is' while you build your dream home on this unique gem of a location!



Presented by:
Nikki Cvitanovic

RE/MAX Select Realty
Phone: 778-926-6464
www.nikkicvit.ca
nikkic@remax.net



Active
R2310486
Board: V
House/Single Family

38896 NEWPORT ROAD

Squamish
Dentville
V8B 0C9

Residential Detached

\$609,995 (LP)

(SP)



Sold Date:	Frontage (feet):	50.00	Original Price: \$624,995
Meas. Type: Feet	Bedrooms:	1	Approx. Year Built: 9999
Depth / Size: 122	Bathrooms:	1	Age: 999
Lot Area (sq.ft.): 1.00	Full Baths:	1	Zoning: RS-2
Flood Plain:	Half Baths:	0	Gross Taxes: \$2,954.56
Rear Yard Exp:			For Tax Year: 2018
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 011-736-640
			Tour:
View:	Yes: Mountain		
Complex / Subdiv:	Dentville		
Services Connected:	Community, Electricity		

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

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

Total Parking: **8** Covered Parking:
Parking: **Open, RV Parking Avail.**
Dist. to Public Transit: **2 BLK**
Title to Land: **Freehold NonStrata**
Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No**
Fixtures Rmvd: **:**
Floor Finish: **Mixed**

Parking Access: **Front, Rear**
Dist. to School Bus: **4 BLK**

Legal: **PL VAP4219 LT 1 BLK 18 DL 759 LD 36. GROUP 1.**

Amenities:

Site Influences: **Central Location, Recreation Nearby**
Features: **Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Bedroom	12' x 12'			x			x
Main	Living Room	14' x 14'			x			x
Main	Kitchen	8' x 8'			x			x
Main	Dining Room	10' x 10'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	485	# of Rooms:	4	Bath	1	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens:	1		2	Main	4	No	Barn:
Finished Floor (Below):	0	# of Levels:	1		3				Workshop/Shed:
Finished Floor (Basement):	0	Suite:			4				Pool:
Finished Floor (Total):	485 sq. ft.	Crawl/Bsmt. Height:			5				Garage Sz:
Unfinished Floor:	0	Beds in Basement: 0	Beds not in Basement: 1		6				Door Height:
Grand Total:	485 sq. ft.	Basement: None			7				
					8				

Listing Broker(s): **Macdonald Realty**

Build your DREAM HOME with an option for a carriage house as this flat, corner lot has lane access. RS-2 zoning allows potential for a duplex. Tenants pay \$1300.00 per month and would like to stay. Dentville is known as a family friendly neighbourhood as well as "the heart of Squamish"; all within blocks of schools including Les Aigions which is a French Language School, coffee shop, Back Country Brewing, downtown Squamish and walking trails. This home is priced to sell!