



Presented by:  
**Nikki Cvitanovic**

RE/MAX Select Realty  
Phone: 778-926-6464  
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**Active**  
**R2124292**

Board: V  
House/Single Family

**38045 THIRD AVENUE**

Squamish  
Downtown SQ  
V8B 0C3

Residential Detached

**\$599,000** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>50.00</b>	Original Price: <b>\$599,000</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>2</b>	Approx. Year Built: <b>9999</b>
Depth / Size: <b>120.00</b>	Bathrooms:	<b>1</b>	Age: <b>999</b>
Lot Area (sq.ft.): <b>6,018.00</b>	Full Baths:	<b>1</b>	Zoning: <b>RS2</b>
Flood Plain:	Half Baths:	<b>0</b>	Gross Taxes: <b>\$2,347.04</b>
Rear Yard Exp: <b>West</b>			For Tax Year: <b>2016</b>
Approval Req?:			Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:			P.I.D.: <b>012-021-091</b>
			Tour:

View: **Yes: MOUNTAINS**  
Complex / Subdiv: **Downtown**  
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **1 Storey**  
Construction: **Frame - Wood**  
Exterior: **Vinyl**  
Foundation: **Preserved Wood**  
Rain Screen:  
Renovations:  
# of Fireplaces: **0**  
Fireplace Fuel:  
Water Supply: **City/Municipal**  
Fuel/Heating: **Forced Air, Natural Gas**  
Outdoor Area: **Fenced Yard, Patio(s)**  
Type of Roof: **Asphalt**

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

Total Parking: **4** Covered Parking: **0** Parking Access: **Front, Lane**  
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: **No** :  
Floor Finish: **Mixed**

Legal: **PL VAP3960 LT 6 BLK 4 DL 486 LD 36**

Amenities: **None**

Site Influences: **Central Location, Marina Nearby, Recreation Nearby, Shopping Nearby**  
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Storage Shed**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	10'5 x 9'			x			x
Main	Living Room	11'5 x 16'			x			x
Main	Dining Room	8' x 8'			x			x
Main	Master Bedroom	11'6 x 10'6			x			x
Main	Bedroom	11'6 x 10'6			x			x
Main	Storage	8' x 4'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

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

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

**INVESTMENT OPPORTUNITY!** This prime duplex zoned (RS2) lot is ready for redevelopment. Ideally located in the heart of Downtown Squamish just steps away from all amenities. Act now to take advantage of the current growth of Downtown Squamish! Call for more info!



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**Active**  
**R2085497**  
Board: V  
House/Single Family

**727 UPPER CRESCENT**

Squamish  
Britannia Beach  
VON 1J0

Residential Detached

**\$625,000** (LP)

(SP)



Sold Date: Frontage (feet): **108.00** Original Price: **\$655,000**  
Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1990**  
Depth / Size: **14.94** Bathrooms: **2** Age: **26**  
Lot Area (sq.ft.): **5,889.00** Full Baths: **2** Zoning: **RS1**  
Flood Plain: Half Baths: **0** Gross Taxes: **\$2,309.07**  
Rear Yard Exp: **West** For Tax Year: **2016**  
Approval Req?: Tax Inc. Utilities?:  
If new, GST/HST inc?: P.I.D.: **026-458-306**  
Tour:  
View: **Yes: Amazing Howe Sound & Mountains**  
Complex / Subdiv: **Britannia Beach Estates**  
Services Connected: **Electricity, Water**

Style of Home: **Manufactured/Mobile**  
Construction: **Frame - Wood**  
Exterior: **Vinyl**  
Foundation: **Concrete Block**  
Rain Screen: **No**  
Renovations: **No**  
# of Fireplaces: **0**  
Fireplace Fuel:  
Water Supply: **Community**  
Fuel/Heating: **Baseboard, 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: Parking Access: **Front**  
Parking: **Open**  
Dist. to Public Transit: **1** Dist. to School Bus: **bus**  
Title to Land: **Freehold NonStrata**  
Property Disc.: **Yes**  
PAD Rental:  
Fixtures Leased: **No** :  
Fixtures Rmvd: **No** :  
Floor Finish: **Mixed**

Legal: **PL BCP20004 LT 69 DL 1897 LD 36**

Amenities: **Garden, In Suite Laundry**

Site Influences: **Central Location, Golf Course Nearby, Greenbelt, Marina Nearby, Recreation Nearby, Ski Hill Nearby**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18'8 x 15'2			x			x
Main	Kitchen	12' x 12'4			x			x
Main	Master Bedroom	12'10 x 12'3			x			x
Main	Bedroom	14'7 x 10'7			x			x
Main	Bedroom	11'2 x 10'			x			x
Main	Family Room	16' x 14'9			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

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

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

**The view from this property is absolutely amazing. Jump into the market with this amazing home. Situated on Upper Crescent Allows you to have the \$1,000,000 view at such a low price. 3 bedrooms, great corner lot and is a must see. Contact the listing agent for a private viewing.**



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**Active**  
**R2081132**  
Board: V  
House/Single Family

**757 BRITANNIA WAY**

Squamish  
Britannia Beach  
VON 1J0

Residential Detached

**\$645,000** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>0.00</b>	Original Price: <b>\$689,000</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>3</b>	Approx. Year Built: <b>1981</b>
Depth / Size:	Bathrooms:	<b>1</b>	Age: <b>35</b>
Lot Area (sq.ft.): <b>6,498.00</b>	Full Baths:	<b>1</b>	Zoning: <b>RS-1</b>
Flood Plain:	Half Baths:	<b>0</b>	Gross Taxes: <b>\$2,462.63</b>
Rear Yard Exp: <b>East</b>			For Tax Year: <b>2016</b>
Approval Req?:			Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:			P.I.D.: <b>026-458-497</b>
			Tour:

View: **Yes: Amazing Howe Sound Waters**

Complex / Subdiv:

Services Connected: **Electricity, Water**

Style of Home: **1 Storey**  
Construction: **Frame - Wood**  
Exterior: **Other, Vinyl**  
Foundation: **Concrete Block**  
Rain Screen: **No**  
Renovations: **Partly**  
# of Fireplaces: **1**  
Fireplace Fuel: **Wood**  
Water Supply: **City/Municipal**  
Fuel/Heating: **Forced Air, Wood**  
Outdoor Area: **Balcny(s) Patio(s) Dck(s), Sundeck(s)**  
Type of Roof: **Torch-On**

Reno. Year: **2015**  
R.I. Plumbing:  
R.I. Fireplaces:

Total Parking: **5** Covered Parking: **1** Parking Access: **Front**  
Parking: **Carport; Single**  
Dist. to Public Transit:  
Title to Land: **Freehold NonStrata**  
Dist. to School Bus: **1 block**  
Property Disc.: **Yes**  
PAD Rental:  
Fixtures Leased: **No** :  
Fixtures Rmvd: **No** :  
Floor Finish: **Mixed**

Legal: **PL BCP20004 LT 92 DL 1897 LD 36**

Amenities: **Garden, Workshop Detached**

Site Influences: **Central Location, Cleared, Greenbelt, Marina Nearby, Private Setting, Private Yard**

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Free Stand F/P or Wdstove, Microwave, Smoke Alarm, Storage Shed**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	11'3 x 9'			x			x
Main	Den	14'1 x 11'5			x			x
Main	Living Room	16'5 x 13'3			x			x
Main	Bedroom	9'7 x 8'3			x			x
Main	Bedroom	7'9 x 7'3			x			x
Main	Master Bedroom	10'3 x 10'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

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

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

**Up on the hills in Britannia upper levels, this beautiful 3 bedroom plus den has an amazing lot and view. When you see the Howe Sound from your living room it breathes relaxation. Light the fire in your big living room and have peace of mind that you own this property. Recently updated and ready for new owners. 757 is easy to show.**



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**Active**  
**R2124904**  
Board: V  
House/Single Family

**39711 CLARK ROAD**  
Squamish  
Northyards  
V0N 1T0

Residential Detached  
**\$649,000 (LP)**  
(SP)



Sold Date: Frontage (feet): **50.00** Original Price: **\$649,000**  
Meas. Type: **Feet** Bedrooms: **2** Approx. Year Built: **9999**  
Depth / Size: **112** Bathrooms: **1** Age: **999**  
Lot Area (sq.ft.): **5,610.00** Full Baths: **1** Zoning: **RS2**  
Flood Plain: Half Baths: **0** Gross Taxes: **\$2,331.82**  
Rear Yard Exp: **West** For Tax Year: **2016**  
Approval Req?: Tax Inc. Utilities?: **No**  
If new, GST/HST inc?: P.I.D.: **010-100-997**  
Tour:  
  
View: **Yes: MOUNTAINS**  
Complex / Subdiv: **NORTHYARDS**  
Services Connected: **Electricity, Sanitary Sewer, Water**

Style of Home: **Rancher/Bungalow**  
Construction: **Frame - Wood**  
Exterior: **Wood**  
Foundation: **Concrete Block**  
Rain Screen:  
Renovations:  
# of Fireplaces: **1**  
Fireplace Fuel: **Electric**  
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: **4** Covered Parking: **1** Parking Access: **Front, Lane**  
Parking: **DetachedGrge/Carport, Open, RV Parking Avail.**

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

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

Legal: **PL VAP8428 LT 3 BLK I LD 36 SEC 3 TWP 50**

Amenities: **Garden, Workshop Detached**

Site Influences: **Central Location, Cul-de-Sac, Recreation Nearby**  
Features: **Clothes Dryer, Clothes Washer, Dishwasher, Refrigerator**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	11'6 x 10'6			x			x
Main	Kitchen	11'6 x 9'6			x			x
Main	Dining Room	11'6 x 16'			x			x
Main	Master Bedroom	9'2 x 10'6			x			x
Main	Bedroom	9'2 x 10'4			x			x
Main	Laundry	11'6 x 7'10			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	<b>864</b>	# of Rooms:	<b>6</b>	Bath	<b>1</b>	Floor	<b>Main</b>	# of Pieces	<b>4</b>	Ensuite?	<b>No</b>	Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens:	<b>1</b>		<b>2</b>							Barn:
Finished Floor (Below):	<b>0</b>	# of Levels:	<b>1</b>		<b>3</b>							Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite:	<b>None</b>		<b>4</b>							Pool:
Finished Floor (Total):	<b>864 sq. ft.</b>	Crawl/Bsmt. Height:			<b>5</b>							Garage Sz: <b>13'6X19'</b>
Unfinished Floor:	<b>0</b>	Beds in Basement: <b>0</b>	Beds not in Basement: <b>2</b>		<b>6</b>							Door Height:
Grand Total:	<b>864 sq. ft.</b>	Basement: <b>None</b>			<b>7</b>							
					<b>8</b>							

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

**Cozy 2 bedroom character bungalow with no walls to share, no strata fees, ample parking, detached garage w/ lane access & the privacy of a fenced yard for entertaining and gardening...all on a private cul-de-sac. The home has newer (2007) wiring, plumbing, extra insulation in walls & attic, 7 year old roof and is spotlessly clean. Centrally located and an affordable way to own a well-cared for house on your own piece of land.**





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**Active**  
**R2124272**

Board: V  
House/Single Family

**1001 EDGEWATER CRESCENT**

Squamish  
Northyards  
V0N 0B3

Residential Detached

**\$699,000** (LP)

(SP)



Sold Date: Frontage (feet): **60.00** Original Price: **\$699,000**  
Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1993**  
Depth / Size: **100** Bathrooms: **2** Age: **23**  
Lot Area (sq.ft.): **6,017.00** Full Baths: **2** Zoning: **RMH2**  
Flood Plain: **No** Half Baths: **0** Gross Taxes: **\$2,890.18**  
Rear Yard Exp: For Tax Year: **2016**  
Approval Req?: Tax Inc. Utilities?: **No**  
If new, GST/HST inc?: P.I.D.: **017-938-899**  
Tour:

View: **Yes: MOUNTAINS**

Complex / Subdiv: **EDGEWATER**

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

Style of Home: **Rancher/Bungalow**  
Construction: **Modular/Prefab**  
Exterior: **Vinyl**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
# of Fireplaces: **0**  
Fireplace Fuel:  
Water Supply: **City/Municipal**  
Fuel/Heating: **Forced Air, Natural Gas**  
Outdoor Area: **Fenced Yard, Patio(s) & Deck(s)**  
Type of Roof: **Asphalt**

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

Total Parking: **3** Covered Parking:  
Parking: **Open, RV Parking Avail.**  
Dist. to Public Transit: **1 BLK**  
Title to Land: **Freehold NonStrata**  
Property Disc.: **Yes**  
PAD Rental:  
Fixtures Leased: **No**  
Fixtures Rmvd: **No**  
Floor Finish: **Wall/Wall/Mixed**

Parking Access: **Front**

Dist. to School Bus: **1 BLK**

Legal: **PL LMP6697 LT 14 LD 36 SEC 3 TWP 50**

Amenities: **Garden**

Site Influences: **Central Location, Golf Course Nearby, Recreation Nearby, Shopping Nearby**  
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13' x 16'			x			x
Main	Dining Room	10' x 10'			x			x
Main	Kitchen	13' x 13'			x			x
Main	Family Room	13' x 13'			x			x
Main	Master Bedroom	12'5 x 12'5			x			x
Main	Walk-In Closet	5' x 4'			x			x
Main	Bedroom	12' x 9'			x			x
Main	Bedroom	9' x 11'			x			x
Main	Laundry	9' x 9'			x			x
		x			x			

Finished Floor (Main): **1,560**  
Finished Floor (Above): **0**  
Finished Floor (Below): **0**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **1,560 sq. ft.**  
Unfinished Floor: **0**  
Grand Total: **1,560 sq. ft.**

# of Rooms: **9**  
# of Kitchens: **1**  
# of Levels: **1**  
Suite:  
Crawl/Bsmt. Height:  
Beds in Basement: **0** Beds not in Basement: **3**  
Basement: **Crawl**

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

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

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

**Enjoy panoramic mountain views from this spacious and bright 3 bedroom, 2 bath rancher. This home has a sprawling 1,560 sq ft functional layout with open concept living room and dining room, kitchen plus three good-sized bedrooms & separate laundry. Very bright w/ 2 skylights, master bedroom with ensuite, newer deck off the front entry and a fully fenced backyard with garden shed and sundeck that's perfect for summer entertaining and BBQs. This is the perfect starter home or downsizer for retirees who prefer one level living. Terrific neighbourhood, just one block from transit and children's playground at Edgewater Park. Call listing agent to view.**



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**Active**  
**R2119931**

Board: V  
House/Single Family

**39 BRACKEN PARKWAY**

Squamish  
Brackendale  
V0N 1H0

Residential Detached

**\$709,000** (LP)

(SP)



Sold Date: Frontage (feet): **0.00** Original Price: **\$709,000**  
Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1973**  
Depth / Size: Bathrooms: **2** Age: **43**  
Lot Area (sq.ft.): **7,920.00** Full Baths: **2** Zoning: **RMH-2**  
Flood Plain: **Yes** Half Baths: **0** Gross Taxes: **\$2,300.09**  
Rear Yard Exp: **Southwest** For Tax Year: **2016**  
Approval Req?: Tax Inc. Utilities?: **No**  
If new, GST/HST inc?: P.I.D.: **007-755-040**  
Tour:  
View: **Yes: MOUNTAINS**  
Complex / Subdiv: **BRACKEN PARK**  
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **1 Storey, Rancher/Bungalow**

Construction: **Frame - Wood**

Exterior: **Hardi Plank**

Foundation: **Concrete Perimeter**

Rain Screen:

Renovations:

# of Fireplaces: **1**

Fireplace Fuel: **Wood**

Water Supply: **City/Municipal**

Fuel/Heating: **Baseboard, Radiant, Wood**

Outdoor Area: **Fenced Yard, Patio(s) & Deck(s)**

Type of Roof: **Asphalt**

Reno. Year:

R.I. Plumbing:

R.I. Fireplaces:

Total Parking: **3** Covered Parking: **0**

Parking Access: **Front**

Parking: **Add. 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: **:**

Floor Finish: **Wall/Wall/Mixed**

Legal: **PL VAP14705 LT 4 BLK 30 LD 36 SEC 22 TWP 50**

Amenities:

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

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Free Stand F/P or Wdstove, Microwave, Satellite Dish, Storage Shed,**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	19'10 x 11'8			x			x
Main	Kitchen	19'5 x 11'9			x			x
Main	Bedroom	9'4 x 9'6			x			x
Main	Bedroom	11'3 x 12'10			x			x
Main	Master Bedroom	13'8 x 11'2			x			x
Main	Laundry	7'7 x 8'10			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	<b>1,310</b>	# of Rooms:	<b>6</b>	Bath		Floor		# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens:	<b>1</b>	1	<b>Main</b>	<b>3</b>	<b>No</b>			Barn:
Finished Floor (Below):	<b>0</b>	# of Levels:	<b>1</b>	2	<b>Main</b>	<b>3</b>	<b>Yes</b>			Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite:	<b>None</b>	3						Pool:
Finished Floor (Total):	<b>1,310 sq. ft.</b>	Crawl/Bsmt. Height:		4						Garage Sz:
Unfinished Floor:	<b>0</b>	Beds in Basement: <b>0</b>	Beds not in Basement: <b>3</b>	5						Door Height:
Grand Total:	<b>1,310 sq. ft.</b>	Basement: <b>Crawl</b>		6						
				7						
				8						

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

**Warm and cozy family home with a large, fenced private yard located in sunny Brackendale. Extensively renovated with newer roof, windows, siding, updated plumbing and electrical. Enjoy the warmth of the wood stove in the spacious living room leading into the open concept kitchen with maple hardwood floors and granite countertops. New interior doors, new light fixtures and all interior painting just done! Large concrete pad in back already wired for a detached shop. Plenty of parking and beautiful mountain views on a quiet cul-de-sac. Nothing left to do except to move-in and start enjoying the Squamish lifestyle!**



Presented by:  
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**Active**  
**R2113434**

Board: V  
House/Single Family

**37968 MAGNOLIA CRESCENT**

Squamish  
Valleycliffe  
V8B 0C1

Residential Detached

**\$719,000** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>0.00</b>	Original Price: <b>\$719,000</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>3</b>	Approx. Year Built: <b>1977</b>
Depth / Size:	Bathrooms:	<b>2</b>	Age: <b>39</b>
Lot Area (sq.ft.): <b>7,500.00</b>	Full Baths:	<b>1</b>	Zoning: <b>RS1</b>
Flood Plain:	Half Baths:	<b>1</b>	Gross Taxes: <b>\$3,226.47</b>
Rear Yard Exp:			For Tax Year: <b>2016</b>
Approval Req?:			Tax Inc. Utilities?:
If new, GST/HST inc?:			P.I.D.: <b>007-626-151</b>
			Tour:
View:	<b>Yes: Chief</b>		
Complex / Subdiv:			
Services Connected:	<b>Electricity, Sanitary Sewer, Storm Sewer, Water</b>		

Style of Home: **2 Storey**  
Construction: **Frame - Wood**  
Exterior: **Mixed**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
# of Fireplaces: **1**  
Fireplace Fuel: **Gas - Natural**  
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: **2** Covered Parking: **1** Parking Access: **Front**  
Parking: **Carport; Single, 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: **Wall/Wall/Mixed**

Legal: **PL VAP15881 LT 50 BLK 1 DL 833 LD 36**

Amenities:

Site Influences:  
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Above	Kitchen	10' x 9'			x			x
Above	Living Room	12'6 x 9'			x			x
Above	Master Bedroom	11' x 10'			x			x
Above	Bedroom	10'6 x 10'			x			x
Below	Bedroom	12' x 11'			x			x
Below	Laundry	6' x 12'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	<b>1,100</b>	# of Rooms:	<b>6</b>	Bath		Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens:	<b>1</b>	1	<b>Above</b>	<b>4</b>	<b>No</b>		Barn:
Finished Floor (Below):	<b>1,000</b>	# of Levels:	<b>2</b>	2	<b>Below</b>	<b>2</b>	<b>No</b>		Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite:		3					Pool:
Finished Floor (Total):	<b>2,100 sq. ft.</b>	Crawl/Bsmt. Height:		4					Garage Sz:
Unfinished Floor:	<b>0</b>	Beds in Basement: <b>0</b>	Beds not in Basement: <b>3</b>	5					Door Height:
Grand Total:	<b>2,100 sq. ft.</b>	Basement: <b>None</b>		6					
				7					
				8					

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

**Macdonald Realty (Squ)**

**Located in Valleycliffe, with great views of the Chief is this 2/3 bedroom home much of the heavy lifting done. Gutters replaced in 2008, windows & trim in 2011, main bath in 2007 and roof in 2009. This home has lots of potential and sits on a spacious lot, in a quiet area.**



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**Active**  
**R2117894**  
Board: V  
House/Single Family

**38189 LOMBARDY CRESCENT**

Squamish  
Valleycliffe  
V8B 0P2

Residential Detached

**\$729,000** (LP)

(SP)



Sold Date: Frontage (feet): **0.00** Original Price: **\$749,000**  
Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1979**  
Depth / Size: Bathrooms: **2** Age: **37**  
Lot Area (sq.ft.): **7,500.00** Full Baths: **2** Zoning: **RES1**  
Flood Plain: Half Baths: **0** Gross Taxes: **\$3,086.88**  
Rear Yard Exp: For Tax Year: **2016**  
Approval Req?: Tax Inc. Utilities?: **Yes**  
If new, GST/HST inc?: P.I.D.: **007-676-867**  
Tour:

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

Style of Home: **3 Level Split**  
Construction: **Frame - Wood**  
Exterior: **Aluminum**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
# of Fireplaces: **1**  
Fireplace Fuel: **Gas - Natural**  
Water Supply: **City/Municipal**  
Fuel/Heating: **Forced Air, Natural Gas**  
Outdoor Area: **Rooftop Deck, Sundeck(s)**  
Type of Roof: **Asphalt**

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

Total Parking: **4** Covered Parking: **1** Parking Access: **Front**  
Parking: **Garage; Single**  
Dist. to Public Transit: **nearby** Dist. to School Bus: **nearby**  
Title to Land: **Freehold NonStrata**  
Property Disc.: **Yes**  
PAD Rental:  
Fixtures Leased: **No** :  
Fixtures Rmvd: **No** :  
Floor Finish: **Hardwood, Wall/Wall/Mixed**

Legal: **PL VAP15487 LT 29 BLK 7 DL 833 LD 36**

Amenities:

Site Influences: **Central Location, Private Setting, Private Yard, Recreation Nearby, Shopping Nearby**

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Storage Shed, Vaulted Ceiling**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	0' x 0'			x			x
Main	Kitchen	0' x 0'			x			x
Main	Dining Room	0' x 0'			x			x
Main	Foyer	0' x 0'			x			x
Above	Master Bedroom	12'6 x 11'3			x			x
Above	Bedroom	10'2 x 8'			x			x
Above	Bedroom	12'8 x 10'			x			x
Below	Bedroom	11'7 x 12'			x			x
Below	Den	11'10 x 8'6			x			x
		x			x			

Finished Floor (Main): **522**  
Finished Floor (Above): **522**  
Finished Floor (Below): **522**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **1,566 sq. ft.**  
  
Unfinished Floor: **0**  
Grand Total: **1,566 sq. ft.**

# of Rooms: **9**  
# of Kitchens: **1**  
# of Levels: **3**  
Suite:  
Crawl/Bsmt. Height:  
Beds in Basement: **0** Beds not in Basement: **4**  
Basement: **None**

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

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

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

**Family style 4 bdrm plus den & 2 bthrm home is the definition of warm & cozy. Walk in & you immediately feel right at home. This one of a kind bungalow is not your typical Valleycliffe home. The living room has vaulted ceiling & gas fireplace. Flooring tastefully upgraded in most of the home. Plenty of counter space in large, open kitchen w/ vaulted ceilings, wood cabinets, s/s dishwasher & a Kitchen Aid s/s gas stove. Large laundry room w/ lots of storage & utility sink. New roof in 2014, updated windows, forced air furnace, single car garage w/ large amounts of storage. Huge backyard w/ lots of sun, storage shed & a deck w/ views of the "Chief". Quiet street located in central Valleycliffe.**





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**Active**  
**R2092067**

Board: V  
House/Single Family

**38084 GUILFORD DRIVE**

Squamish  
Valleycliffe  
V8B 0L6

Residential Detached

**\$732,500** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>0.00</b>	Original Price: <b>\$769,900</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>3</b>	Approx. Year Built: <b>1985</b>
Depth / Size:	Bathrooms:	<b>2</b>	Age: <b>31</b>
Lot Area (sq.ft.): <b>7,800.00</b>	Full Baths:	<b>2</b>	Zoning: <b>RS1</b>
Flood Plain:	Half Baths:	<b>0</b>	Gross Taxes: <b>\$3,321.63</b>
Rear Yard Exp:			For Tax Year: <b>2016</b>
Approval Req?:			Tax Inc. Utilities?:
If new, GST/HST inc?:			P.I.D.: <b>002-444-143</b>
			Tour:

View: **Yes: Chief from Backyard**

Complex / Subdiv:

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

Style of Home: **Rancher/Bungalow**  
Construction: **Frame - Wood**  
Exterior: **Vinyl**  
Foundation: **Preserved Wood**  
Rain Screen:  
Renovations:  
# of Fireplaces: **2**  
Fireplace Fuel: **Electric**  
Water Supply: **City/Municipal**  
Fuel/Heating: **Baseboard, Electric**  
Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard, Sundeck(s)**  
Type of Roof: **Asphalt**

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

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

Dist. to Public Transit: **1 Block** Dist. to School Bus: **4 Blocks**  
Title to Land: **Freehold NonStrata**

Property Disc.: **Yes**  
PAD Rental:  
Fixtures Leased: **No**  
Fixtures Rmvd: **Yes: Drapes/rods/valances, mirror above toilet in master bath**  
Floor Finish: **Hardwood, Tile**

Legal: **PL VAP15721 LT 16 BLK 1 DL 833 LD 36**

Amenities:

Site Influences:

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Microwave**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Family Room	12' x 14'			x			x
Main	Kitchen	9' x 9'6"			x			x
Main	Living Room	12' x 17'			x			x
Main	Bedroom	9' x 11'			x			x
Main	Master Bedroom	10'6" x 15'			x			x
Main	Bedroom	10'6" x 11'			x			x
Main	Dining Room	9'6" x 11'			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	<b>1,440</b>	# of Rooms:	<b>7</b>	Bath		Floor		# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens:	<b>1</b>	1	<b>Main</b>	<b>3</b>	<b>Yes</b>			Barn:
Finished Floor (Below):	<b>0</b>	# of Levels:	<b>1</b>	2	<b>Main</b>	<b>3</b>	<b>No</b>			Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite:	<b>None</b>	3						Pool:
Finished Floor (Total):	<b>1,440 sq. ft.</b>	Crawl/Bsmt. Height:		4						Garage Sz:
Unfinished Floor:	<b>0</b>	Beds in Basement: <b>0</b>	Beds not in Basement: <b>3</b>	5						Door Height:
Grand Total:	<b>1,440 sq. ft.</b>	Basement: <b>Crawl</b>		6						
				7						
				8						

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

**This inviting and sprawling rancher is ready for you to just move in and enjoy! Sip your morning coffee on the back deck, or relax on the front verandah on a summer evening, while watching the kids and dog play in the sunny, fenced yard. This well maintained family home has a living room AND family room, 3 bedrooms, 2 full bathrooms, open kitchen/dining area and attached single garage. Loads of parking for cars and RV in driveway. Features include; new bamboo floors, 2 electric fireplaces, updated bathrooms and kitchen, light fixtures and doors, and fresh paint, to mention just a few! R55 insulation and low-E argon vinyl windows make it energy efficient. There's also a newer roof with a 50 year warranty. Walking distance to trails, elementary schools, convenience store. Great value!**



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**Active**  
**R2094140**  
Board: V  
House/Single Family

**40436 CHEAKAMUS PLACE**

Squamish  
Garibaldi Estates  
V8B 0B6

Residential Detached

**\$749,000** (LP)

(SP)



Sold Date: Frontage (feet): **0.00** Original Price: **\$988,000**  
Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1974**  
Depth / Size: Bathrooms: **2** Age: **42**  
Lot Area (sq.ft.): **14,500.00** Full Baths: **1** Zoning: **RS1**  
Flood Plain: Half Baths: **1** Gross Taxes: **\$4,051.32**  
Rear Yard Exp: For Tax Year: **2016**  
Approval Req?: Tax Inc. Utilities?:  
If new, GST/HST inc?: P.I.D.: **009-332-162**  
Tour:  
  
View: **Yes: Mountains**  
Complex / Subdiv:  
Services Connected: **Electricity, Sanitary Sewer, Water**

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

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

Total Parking: **4** Covered Parking: **1** Parking Access: **Front**  
Parking: **Carport; Single**  
  
Dist. to Public Transit:  
Title to Land: **Freehold NonStrata** Dist. to School Bus:  
  
Property Disc.: **No**  
PAD Rental:  
Fixtures Leased: **No** :  
Fixtures Rmvd: **No** :  
Floor Finish: **Laminate**

Legal: **PL VAP10640 LT 14 BLK E LD 36 SEC 11 TWP 50**

Amenities: **In Suite Laundry**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	13' x 9'			x			x
Main	Master Bedroom	13' x 13'			x			x
Main	Bedroom	12' x 7'10			x			x
Main	Bedroom	10' x 11'			x			x
Main	Dining Room	13' x 12'			x			x
Main	Living Room	13' x 19'			x			x
Main	Walk-In Closet	4' x 7'11			x			x
Main	Storage	13' x 5'6			x			x
Main	Laundry	13' x 5'6			x			x
		x			x			

Finished Floor (Main):	<b>1,450</b>	# of Rooms:	<b>9</b>	Bath		Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens:	<b>1</b>	1	<b>Main</b>	<b>4</b>	<b>No</b>		Barn:
Finished Floor (Below):	<b>0</b>	# of Levels:	<b>1</b>	2	<b>Main</b>	<b>2</b>	<b>Yes</b>		Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite:	<b>None</b>	3					Pool:
Finished Floor (Total):	<b>1,450 sq. ft.</b>	Crawl/Bsmt. Height:		4					Garage Sz:
Unfinished Floor:	<b>0</b>	Beds in Basement: <b>0</b>	Beds not in Basement: <b>3</b>	5					Door Height:
Grand Total:	<b>1,450 sq. ft.</b>	Basement: <b>None</b>		6					
				7					
				8					

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

**Recently updated rancher with new flooring, doors and paint. This spacious 3 bedroom, 1.5 bath home is move in ready with a large private yard, perfect for the kids to play, dogs to run or entertain friends and family. Quick Possession possible.**



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**Active**  
**R2124637**

Board: V  
House/Single Family

**40759 THUNDERBIRD RIDGE**

Squamish  
Garibaldi Highlands  
V0N 1T0

Residential Detached

**\$769,000** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>0.00</b>	Original Price: <b>\$769,000</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>2</b>	Approx. Year Built: <b>1977</b>
Depth / Size:	Bathrooms:	<b>1</b>	Age: <b>39</b>
Lot Area (sq.ft.): <b>8,956.00</b>	Full Baths:	<b>1</b>	Zoning: <b>RS1</b>
Flood Plain:	Half Baths:	<b>0</b>	Gross Taxes: <b>\$3,476.47</b>
Rear Yard Exp: <b>West</b>			For Tax Year: <b>2016</b>
Approval Req?:			Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:			P.I.D.: <b>007-549-865</b>
			Tour:

View: **Yes: MOUNTAIN VIEWS**  
Complex / Subdiv: **GARIBALDI HIGHLANDS**  
Services Connected: **Natural Gas, Sanitary Sewer, Water**

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

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

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

Legal: **PL VAP16204 LT 291 BLK R DL 512 LD 36**

Amenities:

Site Influences:

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	10' x 16'			x			x
Main	Living Room	15'5 x 19'7			x			x
Main	Dining Room	10'3 x 10'7			x			x
Main	Master Bedroom	10'3 x 10'7			x			x
Main	Bedroom	9'7 x 10'1			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	<b>1,160</b>	# of Rooms:	<b>5</b>	Bath	<b>1</b>	Floor	<b>Main</b>	# of Pieces	<b>4</b>	Ensuite?	<b>No</b>	Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens:	<b>1</b>		<b>2</b>							Barn:
Finished Floor (Below):	<b>0</b>	# of Levels:	<b>1</b>		<b>3</b>							Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite:	<b>None</b>		<b>4</b>							Pool:
Finished Floor (Total):	<b>1,160 sq. ft.</b>	Crawl/Bsmt. Height:			<b>5</b>							Garage Sz:
Unfinished Floor:	<b>0</b>	Beds in Basement: <b>0</b>	Beds not in Basement: <b>2</b>		<b>6</b>							Door Height:
Grand Total:	<b>1,160 sq. ft.</b>	Basement: <b>Crawl</b>			<b>7</b>							
					<b>8</b>							

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

**Charming perfect starter home or retirement home - Adorable rancher on a large lot with beautiful landscaping and mature garden located in the family oriented neighbourhood Garibaldi Highlands. 2 bedrooms, 1 bathroom, 1160 sq.ft, featuring a large kitchen with mountain views, family room and double carport. Huge wrap-around sundeck and a lush green backyard. Minutes from hiking and mountain biking trails, public transit and Quest University. Squamish is the Outdoor Recreational Capital of Canada; located at the north end of Howe Sound on the Sea to Sky Highway only 45 minutes to Vancouver or Whistler.**



Presented by:  
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**Active**  
**R2108171**  
Board: V  
House/Single Family

**38541 WESTWAY AVENUE**

Squamish  
Valleycliffe  
V8B 0C2

Residential Detached

**\$782,000** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>100.00</b>	Original Price: <b>\$782,000</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>5</b>	Approx. Year Built: <b>1980</b>
Depth / Size: <b>80</b>	Bathrooms:	<b>3</b>	Age: <b>36</b>
Lot Area (sq.ft.): <b>8,031.00</b>	Full Baths:	<b>2</b>	Zoning: <b>RS1</b>
Flood Plain:	Half Baths:	<b>1</b>	Gross Taxes: <b>\$3,467.57</b>
Rear Yard Exp:			For Tax Year: <b>2016</b>
Approval Req?:			Tax Inc. Utilities?: <b>Yes</b>
If new, GST/HST inc?:			P.I.D.: <b>007-362-668</b>
			Tour:

View: **Yes: STWAMUS PARK**

Complex / Subdiv: **VALLEYCLIFF**

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

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

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

Total Parking: **3** Covered Parking: **1** Parking Access: **Front**  
Parking: **Carport; Single, Other**

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

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

Legal: **PL VAP16871 LT 31 BLK 20 DL 515 LD 36 GROUP 1.**

Amenities:

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

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Above	Living Room	17'4 x 12'5	Below	Utility	11'8 x 10'8			x
Above	Dining Room	10'10 x 8'8			x			x
Above	Kitchen	10'5 x 8'4			x			x
Above	Eating Area	8'2 x 7'3			x			x
Above	Master Bedroom	10'5 x 13'3			x			x
Above	Bedroom	10' x 10'			x			x
Above	Bedroom	9'11 x 9'1			x			x
Below	Bedroom	11'8 x 11'3			x			x
Below	Bedroom	10'7 x 9'			x			
Below	Family Room	17'5 x 10'5			x			
Finished Floor (Main):	<b>1,169</b>	# of Rooms: <b>11</b>	Bath			# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>809</b>	# of Kitchens: <b>1</b>	1	<b>Main</b>	<b>4</b>	<b>No</b>		Barn:
Finished Floor (Below):	<b>0</b>	# of Levels: <b>2</b>	2	<b>Main</b>	<b>2</b>	<b>Yes</b>		Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite: <b>None</b>	3	<b>Below</b>	<b>3</b>	<b>No</b>		Pool:
Finished Floor (Total):	<b>1,978 sq. ft.</b>	Crawl/Bsmt. Height:	4					Garage Sz: <b>21X13'6</b>
Unfinished Floor:	<b>120</b>	Beds in Basement: <b>0</b>	5					Door Height:
Grand Total:	<b>2,098 sq. ft.</b>	Basement: <b>None</b>	6					
			7					
			8					

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

**FABULOUS TWO LEVEL WELL KEPT home, add kitchen for easy suite conversion also large level lot w/side yard with potential for future CARRIAGE HOME. Kitchen, living & dining room, master suite w/ensuite + two bedrooms above, two bedrooms, living room + flex room below, fully fenced yard, garage plus open parking for RV or boat. Close to shopping & amenities, very clean ready for your decorating ideas. Nice views of Stwamus Park.**





Presented by:  
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**Active**  
**R2124675**  
Board: V  
House/Single Family

**2557 LOMOND WAY**

Squamish  
Garibaldi Highlands  
V0N 1T0

Residential Detached

**\$789,000** (LP)   
(SP)



Sold Date: Frontage (feet): **75.00** Original Price: **\$789,000**  
Meas. Type: **Feet** Bedrooms: **2** Approx. Year Built: **1977**  
Depth / Size: **120** Bathrooms: **1** Age: **39**  
Lot Area (sq.ft.): **9,000.00** Full Baths: **1** Zoning: **RS1**  
Flood Plain: **No** Half Baths: **0** Gross Taxes: **\$3,395.87**  
Rear Yard Exp: **Northwest** For Tax Year: **2016**  
Approval Req?: Tax Inc. Utilities?: **No**  
If new, GST/HST inc?: P.I.D.: **002-618-681**  
Tour:  
  
View: **No :**  
Complex / Subdiv:  
Services Connected: **Electricity, Sanitary Sewer, Water**

Style of Home: **1 Storey, Rancher/Bungalow**  
Construction: **Frame - Wood**  
Exterior: **Wood**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
# of Fireplaces: **1**  
Fireplace Fuel: **Gas - Natural**  
Water Supply: **City/Municipal**  
Fuel/Heating: **Baseboard, Electric**  
Outdoor Area: **Fenced Yard**  
Type of Roof: **Asphalt**

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

Total Parking: **3** Covered Parking: Parking Access: **Front**  
Parking: **Garage; Single, Open**  
Dist. to Public Transit:  
Title to Land: **Freehold NonStrata** Dist. to School Bus:  
Property Disc.: **Yes**  
PAD Rental:  
Fixtures Leased: **No :**  
Fixtures Rmvd: **No :**  
Floor Finish: **Laminate, Mixed**

Legal: **PL VAP15095 LT 114 BLK R DL 511 LD 36**

Amenities:

Site Influences: **Golf Course Nearby, Private Setting, Private Yard, Recreation Nearby, Shopping Nearby**  
Features: **Clothes Washer/Dryer, Dishwasher, Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17' x 12'			x			x
Main	Dining Room	10' x 7'			x			x
Main	Kitchen	10' x 10'			x			x
Main	Master Bedroom	14' x 12'			x			x
Main	Bedroom	9' x 8'			x			x
Main	Mud Room	9' x 5'			x			x
Main	Den	9' x 6'			x			x
Main	Other	10' x 8'			x			x
		x			x			
		x			x			

Finished Floor (Main):	<b>1,180</b>	# of Rooms:	<b>8</b>	Bath		Floor	<b># of Pieces</b>	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens:	<b>1</b>	1		Main	<b>4</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>0</b>	# of Levels:	<b>1</b>	2					Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite:		3					Pool:
Finished Floor (Total):	<b>1,180 sq. ft.</b>	Crawl/Bsmt. Height:		4					Garage Sz:
Unfinished Floor:	<b>0</b>	Beds in Basement: <b>0</b>	Beds not in Basement: <b>2</b>	5					Door Height:
Grand Total:	<b>1,180 sq. ft.</b>	Basement: <b>None</b>		6					
				7					
				8					

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

**Charming rancher on a large private 9000 SF lot on a quiet mid-level Highlands street just steps to school! South facing covered front porch overlooking front yard + expansive rear yard accessed from both the master + mud room. Separate out building with sauna, tree fort, mature trees, plenty of room for gardening. Large pantry/den off kitchen, dining area, inviting gas F/P in living room. Best priced home in the Highlands - minutes to Quest University, Coast Mtn Academy, trails, park, golf course, elementary school w/early french immersion. Don't miss this great opportunity. 2 yr old roof! OPEN House, Sat 26th, 12-130pm. Call for more details.**



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**Active**  
**R2043703**

Board: V  
House with Acreage

**1813 MAMQUAM ROAD**

Squamish  
Garibaldi Estates  
V0N 3G0

Residential Detached

**\$794,900** (LP)

(SP)



Sold Date: \_\_\_\_\_ Frontage (feet): \_\_\_\_\_ Original Price: **\$799,900**  
Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **2001**  
Depth / Size: \_\_\_\_\_ Bathrooms: **3** Age: **15**  
Lot Area (sq.ft.): **4,880.00** Full Baths: **2** Zoning: **RS1**  
Flood Plain: \_\_\_\_\_ Half Baths: **1** Gross Taxes: **\$3,547.75**  
Rear Yard Exp: \_\_\_\_\_ For Tax Year: **2015**  
Approval Req?: \_\_\_\_\_ Tax Inc. Utilities?: \_\_\_\_\_  
If new, GST/HST inc?: \_\_\_\_\_ P.I.D.: **011-446-323**  
Tour: \_\_\_\_\_  
View: **No** : \_\_\_\_\_  
Complex / Subdiv: \_\_\_\_\_  
Services Connected: **Electricity, Natural Gas, Water**

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

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

Total Parking: **5** Covered Parking: **2** Parking Access: \_\_\_\_\_  
Parking: **Garage; Double, 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: **Mixed**

Legal: **PL VAP4647 LT 25 BLK 24 LD 36 SEC 11 TWP 50**

Amenities:

Site Influences:

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'0 x 16'0	Above	Bedroom	10'6 x 9'0			x
Main	Kitchen	10'6 x 14'0			x			x
Main	Dining Room	11'6 x 10'0			x			x
Main	Family Room	16'6 x 13'9			x			x
Main	Foyer	10'0 x 5'7			x			x
Main	Laundry	8'0 x 10'0			x			x
Above	Master Bedroom	18'0 x 22'0			x			x
Above	Bedroom	12'0 x 14'6			x			x
Above	Bedroom	12'0 x 11'10			x			
Above	Bedroom	11'6 x 9'0			x			

Finished Floor (Main): **1,408**  
Finished Floor (Above): **1,768**  
Finished Floor (Below): **0**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **3,176 sq. ft.**  
  
Unfinished Floor: **0**  
Grand Total: **3,176 sq. ft.**

# of Rooms: **11**  
# of Kitchens: **1**  
# of Levels: **2**  
Suite: **None**  
Crawl/Bsmt. Height: \_\_\_\_\_  
Beds in Basement: **0** Beds not in Basement: **5**  
Basement: **None**

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

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

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

**Over 3100sqft family home with grand foyer and high ceilings! 4 bedrooms, 2.5 bathrooms, gourmet kitchen with polished granite countertops, stainless steel appliances, large family room with gas fireplace. Master bedroom features a walk in closet and spa like master bath with soaker tub. Fantastic location - walking distance to everything including schools, shopping, golf, trails and parks. Great Value!**



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**Active**  
**R2073623**

Board: V  
House/Single Family

**38132 CHESTNUT AVENUE**

Squamish  
Valleycliffe  
V8B 0C2

Residential Detached

**\$799,000** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>0.00</b>	Original Price: <b>\$899,000</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>6</b>	Approx. Year Built: <b>1975</b>
Depth / Size:	Bathrooms:	<b>3</b>	Age: <b>41</b>
Lot Area (sq.ft.): <b>8,400.00</b>	Full Baths:	<b>3</b>	Zoning: <b>R1</b>
Flood Plain:	Half Baths:	<b>0</b>	Gross Taxes: <b>\$3,276.62</b>
Rear Yard Exp: <b>East</b>			For Tax Year: <b>2015</b>
Approval Req?:			Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:			P.I.D.: <b>008-021-945</b>
			Tour:

View: **Yes: Amazing Chief Views**  
Complex / Subdiv:  
Services Connected: **Electricity, Natural Gas, Water**

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

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

Total Parking: **5** Covered Parking: **1** Parking Access: **Front**  
Parking: **Garage; Single, Open**  
Dist. to Public Transit: **1 blk** Dist. to School Bus: **4 blk**  
Title to Land: **Freehold NonStrata**  
Property Disc.: **Yes**  
PAD Rental:  
Fixtures Leased: **No**  
Fixtures Rmvd: **No**  
Floor Finish: **Mixed**

Legal: **PL VAP13933 LT 9 BLK 6 DL 833 LD 36**

Amenities: **Garden, Workshop Detached**

Site Influences: **Central Location, Golf Course Nearby, Greenbelt, Marina Nearby, Private Yard, Recreation Nearby**  
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Refrigerator**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Above	Living Room	16'1 x 14'	Below	Living Room	12' x 16'			x
Above	Dining Room	9'8 x 9'7	Below	Laundry	14'11 x 17'11			x
Above	Master Bedroom	13'1 x 16'	Below	Bedroom	10' x 12'			x
Above	Kitchen	9'2 x 14'6			x			x
Above	Bedroom	9' x 10'2			x			x
Above	Bedroom	14'4 x 9'2			x			x
		x			x			x
Main	Bedroom	22'9 x 11'6			x			x
Below	Kitchen	9'7 x 7'8			x			
Below	Bedroom	10' x 12'			x			
Finished Floor (Main):	<b>1,620</b>	# of Rooms: <b>12</b>	Bath			# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens: <b>2</b>	1	Main	<b>4</b>	<b>No</b>		Barn:
Finished Floor (Below):	<b>629</b>	# of Levels: <b>2</b>	2	Main	<b>4</b>	<b>Yes</b>		Workshop/Shed: <b>12 X10</b>
Finished Floor (Basement):	<b>0</b>	Suite: <b>Unauthorized Suite</b>	3	Below	<b>4</b>	<b>No</b>		Pool:
Finished Floor (Total):	<b>2,249 sq. ft.</b>	Crawl/Bsmt. Height:	4					Garage Sz:
Unfinished Floor:	<b>0</b>	Beds in Basement: <b>0</b> Beds not in Basement: <b>6</b>	5					Door Height:
Grand Total:	<b>2,249 sq. ft.</b>	Basement: <b>None</b>	6					
			7					
			8					

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

**A new roof, an upgraded driveway and a beautifully manicured yard give this this gorgeous Valleycliffe address wonderful curb appeal. Good paint choices offering warm colour schemes throughout, upgraded flooring, trim and fixtures don't disappoint and add to the expectation of a well maintained home. With 4 oversized bedrooms up, two full baths and the luxury of a two bedroom suite down, you have more than enough space for a growing family with the added benefit to help subsidize the costs. A huge master bedroom offers intimate access to a discrete covered deck large enough for a hot tub. A downstairs workshop, a backyard storage shed and an oversized single car garage offer substantial storage space. Come view this beautiful Chestnut Avenue home, it will not disappoint.**



Presented by:  
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**Active**  
**R2088100**  
Board: V  
House/Single Family

**40320 GARIBALDI WAY**

Squamish  
Garibaldi Estates  
V0N 1T0

Residential Detached

**\$799,000** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>0.10</b>	Original Price: <b>\$859,000</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>3</b>	Approx. Year Built: <b>1969</b>
Depth / Size:	Bathrooms:	<b>3</b>	Age: <b>47</b>
Lot Area (sq.ft.): <b>7,200.00</b>	Full Baths:	<b>3</b>	Zoning: <b>R1</b>
Flood Plain:	Half Baths:	<b>0</b>	Gross Taxes: <b>\$3,347.02</b>
Rear Yard Exp: <b>Southwest</b>			For Tax Year: <b>2016</b>
Approval Req?:			Tax Inc. Utilities?:
If new, GST/HST inc?:			P.I.D.: <b>009-425-331</b>
			Tour: <b>Virtual Tour URL</b>
View:	<b>Yes: MOUNTAIN</b>		
Complex / Subdiv:			
Services Connected:	<b>Community, Electricity, Water</b>		

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

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

Total Parking: Covered Parking: Parking Access: **Front**  
Parking: **Open**  
Dist. to Public Transit: **1 BLK** Dist. to School Bus: **5 BLK**  
Title to Land: **Freehold NonStrata**  
Property Disc.: **Yes**  
PAD Rental:  
Fixtures Leased: **No** :  
Fixtures Rmvd: :  
Floor Finish: **Mixed**

Legal: **PL VAP10396 LT 3 BLK I LD 36 SEC 11 TWP 50**

Amenities:

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	16' x 7'11			x			x
Main	Living Room	14' x 18'6			x			x
Main	Eating Area	11'1 x 10'8			x			x
Main	Dining Room	12'8 x 12'1			x			x
Main	Master Bedroom	11'6 x 14'3			x			x
Main	Bedroom	10'4 x 12'10			x			x
Main	Bedroom	10'3 x 8'6			x			x
Main	Flex Room	11' x 15'			x			x
		x			x			
		x			x			

Finished Floor (Main):	<b>1,759</b>	# of Rooms:	<b>8</b>	Bath		Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens:	<b>1</b>	1	<b>Main</b>	<b>3</b>	<b>Yes</b>		Barn:
Finished Floor (Below):	<b>0</b>	# of Levels:	<b>1</b>	2	<b>Main</b>	<b>3</b>	<b>Yes</b>		Workshop/Shed: <b>5' X 15'</b>
Finished Floor (Basement):	<b>0</b>	Suite:		3	<b>Main</b>	<b>3</b>	<b>No</b>		Pool:
Finished Floor (Total):	<b>1,759 sq. ft.</b>	Crawl/Bsmt. Height: <b>4'</b>		4					Garage Sz:
Unfinished Floor:	<b>0</b>	Beds in Basement: <b>0</b>	Beds not in Basement: <b>3</b>	5					Door Height:
Grand Total:	<b>1,759 sq. ft.</b>	Basement: <b>Crawl</b>		6					
				7					
				8					

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

**Location Location! 3 bedroom/3 bathroom turn key ready house located in the highly sought after neighbourhood of Garibaldi Estates. Steps away from the Garibaldi shops, restaurants and amenities this beautifully laid out rancher offers a fully fenced yard with large old growth hedge surrounding the property, giving you and your family plenty of privacy. This spacious house has been fully upgraded including new kitchen with top of the line stainless appliances and custom double pantry. Laminate and hardwood flooring through out, pot lighting, doors and hardware, trim, windows as well as upgraded electrical and hot water tank. The house has a large flex room that could be converted into a rec room or possible nanny studio suite. Storage shed is fully insulated with electricity.**





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**Active**  
**R2118634**

Board: V  
House/Single Family

**41312 KINGSWOOD ROAD**

Squamish  
Brackendale  
V0V 0V0

Residential Detached

**\$799,000** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>84.00</b>	Original Price: <b>\$799,000</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>3</b>	Approx. Year Built: <b>1986</b>
Depth / Size: <b>110</b>	Bathrooms:	<b>2</b>	Age: <b>30</b>
Lot Area (sq.ft.): <b>7,560.00</b>	Full Baths:	<b>2</b>	Zoning: <b>RS1</b>
Flood Plain:	Half Baths:	<b>0</b>	Gross Taxes: <b>\$3,080.54</b>
Rear Yard Exp:			For Tax Year: <b>2016</b>
Approval Req?:			Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:			P.I.D.: <b>004-403-151</b>
			Tour:

View: :  
Complex / Subdiv: **Eagle Run**  
Services Connected: **Electricity, Sanitary Sewer, Water**

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

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

Total Parking: **3** Covered Parking: **1** Parking Access:  
Parking: **Garage; Single, 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:

Legal: **PL VAP17181 LT 155 LD 36 SEC 14 TWP 50**

Amenities:

Site Influences:  
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	6'11 x 15'2			x			x
Main	Dining Room	16'1 x 10'5			x			x
Main	Living Room	13'7 x 18'1			x			x
Main	Foyer	2'0 x 5'0			x			x
Main	Master Bedroom	11'2 x 13'2			x			x
Main	Bedroom	8'10 x 7'1			x			x
Main	Bedroom	9'11 x 11'11			x			x
Main	Laundry	11' x 9'1			x			x
		x			x			
		x			x			

Finished Floor (Main):	<b>1,390</b>	# of Rooms:	<b>8</b>	Bath		Floor		# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens:	<b>1</b>	1	<b>Main</b>	<b>4</b>	<b>Yes</b>			Barn:
Finished Floor (Below):	<b>0</b>	# of Levels:	<b>1</b>	2	<b>Main</b>	<b>3</b>	<b>No</b>			Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite:		3						Pool:
Finished Floor (Total):	<b>1,390 sq. ft.</b>	Crawl/Bsmt. Height:		4						Garage Sz:
Unfinished Floor:	<b>0</b>	Beds in Basement: <b>0</b>	Beds not in Basement: <b>3</b>	5						Door Height:
Grand Total:	<b>1,390 sq. ft.</b>	Basement: <b>Crawl</b>		6						
				7						
				8						

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

**Macdonald Realty (Squ)**

**Situated on a quiet cul-de-sac, backing onto a park and neighbouring a farm, this 3 bedroom, 2 bathroom rancher in Brackendale is perfect for privacy seekers. Features and upgrades include laminate flooring and tile throughout, newer thermo windows, 3-zone heat pump (air conditioning), high efficiency washer/dryer, brand new cabinets and sink in laundry room, freshly painted living room, kitchen, and kitchen cabinets and fully fenced yard. Lots of storage for toys in the recently enclosed carport and garden shed. Located just steps from Squamish's expansive trail network, eagle viewing on the river, schools, a coffee shop and restaurants.**



Presented by:  
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**Active**  
**R2122614**  
Board: V  
House/Single Family

**594 COPPER DRIVE**

Squamish  
Britannia Beach  
VON 1J0

Residential Detached

**\$805,000** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>61.00</b>	Original Price: <b>\$805,000</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>3</b>	Approx. Year Built: <b>9999</b>
Depth / Size: <b>88</b>	Bathrooms:	<b>1</b>	Age: <b>999</b>
Lot Area (sq.ft.): <b>5,361.00</b>	Full Baths:	<b>1</b>	Zoning: <b>BBR1</b>
Flood Plain:	Half Baths:	<b>0</b>	Gross Taxes: <b>\$2,689.72</b>
Rear Yard Exp:			For Tax Year: <b>2016</b>
Approval Req?:			Tax Inc. Utilities?:
If new, GST/HST inc?:			P.I.D.: <b>026-457-776</b>
			Tour:

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

Complex / Subdiv:

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

Style of Home: **Rancher/Bungalow w/Bsmt.**  
Construction: **Frame - Wood**  
Exterior: **Wood**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations: **Partly**  
# of Fireplaces: **2**  
Fireplace Fuel: **Electric, Pellet, Wood**  
Water Supply: **City/Municipal**  
Fuel/Heating: **Forced Air, Other, Wood**  
Outdoor Area: **Fenced Yard, Patio(s) & Deck(s)**  
Type of Roof: **Metal**

Reno. Year: **2015**  
R.I. Plumbing:  
R.I. Fireplaces:

Total Parking: **5** Covered Parking: **1** Parking Access:  
Parking: **Add. Parking Avail., Garage; Single, Tandem Parking**

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: **Hardwood, Laminate, Tile**

Legal: **PL BCP20004 LT 23 DL 891 LD 36**

Amenities: **Garden**

Site Influences: **Golf Course Nearby, Marina Nearby, Recreation Nearby, Ski Hill Nearby**

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Fireplace Insert, Free Stand F/P or Wdstove, Microwave, Smoke Alarm, Vaulted Ceiling, Windows - Storm**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12' x 18'			x			x
Main	Dining Room	12' x 18'			x			x
Main	Kitchen	12' x 12'			x			x
Main	Master Bedroom	15' x 12'			x			x
Main	Bedroom	12' x 11'			x			x
Main	Bedroom	12' x 10'			x			x
Bsmt	Other	25' x 16'			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	<b>1,100</b>	# of Rooms:	<b>7</b>	Bath	<b>1</b>	Floor	<b>Main</b>	# of Pieces	<b>4</b>	Ensuite?	<b>No</b>	Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens:	<b>1</b>		<b>2</b>							Barn:
Finished Floor (Below):	<b>0</b>	# of Levels:	<b>2</b>		<b>3</b>							Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite:			<b>4</b>							Pool:
Finished Floor (Total):	<b>1,100 sq. ft.</b>	Crawl/Bsmt. Height:	<b>3'5"</b>		<b>5</b>							Garage Sz:
		Beds in Basement:	<b>0</b>	Beds not in Basement:	<b>3</b>							Door Height:
Unfinished Floor:	<b>400</b>	Basement:	<b>Unfinished</b>		<b>6</b>							
Grand Total:	<b>1,500 sq. ft.</b>				<b>7</b>							
					<b>8</b>							

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

**Macdonald Realty (Squ)**

**If you have ever dreamed of living less than a 1 minute walk from the ocean, this home is for you. And better yet, you can enjoy unbelievable views of it, right from where you'll be sipping your morning coffee. A fraction of the cost of West Vancouver- Britannia Beach is a gem in the Sea to Sky Corridor. Quiet enough to feel like an escape from the hustle and bustle, yet close enough to commute to your Vancouver office. There is a reason so many young families are making Britannia their place to call home. Minutes from world class golfing, skiing, and back country access, this place has everything for the outdoor enthusiast-as well as those simply looking for the perfect escape. Investors will love the potential for two suites and currently exempt from the new Foreign Ownership Tax!**



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**Active**  
**R2117210**

Board: V  
House/Single Family

**21 40137 GOVERNMENT ROAD**

Squamish  
Garibaldi Estates  
V8B 0N7

Residential Detached

**\$808,000** (LP)

(SP)



Sold Date: Frontage (feet): **0.00** Original Price: **\$808,000**  
Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **2007**  
Depth / Size: **0** Bathrooms: **3** Age: **9**  
Lot Area (sq.ft.): **3,004.00** Full Baths: **2** Zoning: **CD-35**  
Flood Plain: Half Baths: **1** Gross Taxes: **\$3,473.91**  
Rear Yard Exp: **East** For Tax Year: **2016**  
Approval Req?: **No** Tax Inc. Utilities?:  
If new, GST/HST inc?: P.I.D.: **026-821-893**  
Tour:  
View: **Yes: MOUNTAINS**  
Complex / Subdiv: **AMBLEPATH**  
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

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

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

Total Parking: **2** Covered Parking: **1** Parking Access: **Front**  
Parking: **Carport; Single, Open**  
Dist. to Public Transit: **1** Dist. to School Bus: **2**  
Title to Land: **Freehold Strata**  
Property Disc.: **Yes**  
PAD Rental:  
Fixtures Leased: **No**  
Fixtures Rmvd: **No**  
Floor Finish: **Mixed**

Legal: **PL BCS2028 LT 21 LD 36 TWP 50 SECTION 2 & 11, GROUP 1**

Amenities: **None**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17' x 14'11"			x			x
Main	Kitchen	10'5 x 9'5"			x			x
Main	Den	13'4 x 12'8"			x			x
Main	Foyer	7'3 x 6'8"			x			x
Above	Master Bedroom	13'7 x 9'8"			x			x
Above	Bedroom	10'1 x 9'2"			x			x
Above	Bedroom	10'5 x 10'1"			x			x
Below	Flex Room	14'11 x 13'6"			x			x
Below	Flex Room	13'6 x 10'5"			x			x
		x			x			

Finished Floor (Main):	<b>780</b>	# of Rooms:	<b>9</b>	Bath		Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>780</b>	# of Kitchens:	<b>1</b>	1		Main	<b>2</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>120</b>	# of Levels:	<b>2</b>	2		Above	<b>4</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite:	<b>None</b>	3		Above	<b>4</b>	<b>No</b>	Pool:
Finished Floor (Total):	<b>1,680 sq. ft.</b>	Crawl/Bsmt. Height:		4					Garage Sz:
Unfinished Floor:	<b>0</b>	Beds in Basement: <b>0</b>	Beds not in Basement: <b>3</b>	5					Door Height:
Grand Total:	<b>1,680 sq. ft.</b>	Basement: <b>Crawl</b>		6					
				7					
				8					

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

**ONE OF THE BEST LOCATIONS in AMBLEPATH, lovely custom built home; open floor plan w/flex room off front entrance perfect for home office or family room, kitchen w/custom cabinets, granite counters adjoins large living room w/cozy gas fireplace. High ceilings, three bedrooms including master suite above, gorgeous yard can be fenced for anyone w/young children or pets, very private backing onto greenspace quiet pathway, plenty of storage including large crawl space, single garage plus open parking & guest parking. Amblepath has community gardens & visitor parking, easy to show, rentals and pets permitted. Own a beautiful home for the price of townhome - this one won't last.**



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**Active**  
**R2103447**

Board: V  
House/Single Family

**38022 WESTWAY AVENUE**

Squamish  
Valleycliffe  
V8B 0C2

Residential Detached

**\$809,000** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>0.10</b>	Original Price: <b>\$859,000</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>5</b>	Approx. Year Built: <b>1962</b>
Depth / Size:	Bathrooms:	<b>2</b>	Age: <b>54</b>
Lot Area (sq.ft.): <b>9,500.00</b>	Full Baths:	<b>2</b>	Zoning: <b>R1</b>
Flood Plain:	Half Baths:	<b>0</b>	Gross Taxes: <b>\$3,492.97</b>
Rear Yard Exp:			For Tax Year: <b>2016</b>
Approval Req?:			Tax Inc. Utilities?:
If new, GST/HST inc?:			P.I.D.: <b>007-368-143</b>
			Tour:

View: **Yes: MT GARIBALDI**  
Complex / Subdiv: **VALLEYCLIFF**  
Services Connected: **Community, Electricity, Sanitary Sewer, Water**

Style of Home: **2 Storey**  
Construction: **Frame - Wood**  
Exterior: **Wood**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
# of Fireplaces: **2**  
Fireplace Fuel: **Gas - Natural**  
Water Supply: **City/Municipal**  
Fuel/Heating: **Forced Air, Natural 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: **1** Parking Access: **Front, Side**  
Parking: **Carport; Single, Open, RV Parking Avail.**

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 VAP16751 LT A BLK 3 DL 833 LD 36**

Amenities: **None**

Site Influences: **Private Yard, Recreation Nearby, Shopping Nearby**  
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Storage Shed, Windows - Thermo**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Above	Kitchen	6' x 12'			x			x
Above	Living Room	15' x 12'			x			x
Above	Dining Room	10' x 9'			x			x
Above	Bedroom	9' x 10'			x			x
Above	Bedroom	9' x 10'			x			x
Above	Master Bedroom	10' x 12'			x			x
Below	Bedroom	10' x 10'			x			x
Below	Bedroom	10' x 10'			x			x
Below	Living Room	15' x 12'			x			
Below	Kitchen	9' x 9'			x			

Finished Floor (Main):	<b>1,900</b>	# of Rooms: <b>10</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens: <b>2</b>	1	<b>Above</b>	<b>3</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>0</b>	# of Levels: <b>2</b>	2	<b>Below</b>	<b>3</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite: <b>Legal Suite</b>	3				Pool:
Finished Floor (Total):	<b>1,900 sq. ft.</b>	Crawl/Bsmt. Height:	4				Garage Sz:
		Beds in Basement: <b>0</b>	5				Door Height:
Unfinished Floor:	<b>0</b>	Basement: <b>None</b>	6				
Grand Total:	<b>1,900 sq. ft.</b>		7				
			8				

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

**Great 3 bedroom family home with 2 bedroom legal suite. This large family home has been recently updated with new kitchen, up and down, as well as new bathrooms, new windows, newer roof. Freshly painted exterior as well as 2 separate driveways. Located on a large corner lot with coach house potential.**





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**Active**  
**R2113405**  
Board: V  
House/Single Family

**39034 KINGFISHER ROAD**

Squamish  
Brennan Center  
V8B 0S9

Residential Detached

**\$839,000** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>0.00</b>	Original Price: <b>\$879,000</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>3</b>	Approx. Year Built: <b>2010</b>
Depth / Size:	Bathrooms:	<b>3</b>	Age: <b>6</b>
Lot Area (sq.ft.): <b>4,769.00</b>	Full Baths:	<b>2</b>	Zoning: <b>RS1</b>
Flood Plain:	Half Baths:	<b>1</b>	Gross Taxes: <b>\$3,695.99</b>
Rear Yard Exp:			For Tax Year: <b>2016</b>
Approval Req?:			Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:			P.I.D.: <b>028-173-821</b>
			Tour:

View: **Yes: Gorgeous Mountain Views**  
Complex / Subdiv: **Brennen Park**  
Services Connected: **Community, Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: **2 Storey**  
Construction: **Frame - Wood**  
Exterior: **Hardi Plank, Mixed**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
# of Fireplaces: **1**  
Fireplace Fuel: **Electric**  
Water Supply: **City/Municipal**  
Fuel/Heating: **Baseboard, Electric**  
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: **2** Parking Access:  
Parking: **Garage; Double**  
  
Dist. to Public Transit:  
Title to Land: **Freehold NonStrata** Dist. to School Bus:  
  
Property Disc.: **Yes**  
PAD Rental:  
Fixtures Leased: **No** :  
Fixtures Rmvd: **No** :  
Floor Finish: **Mixed**

Legal: **PL BCP43955 LT 12 DL 1305 LD 36**

Amenities:

Site Influences:

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	14'6 x 11'			x			x
Main	Living Room	14' x 18'6			x			x
Main	Dining Room	10' x 14'			x			x
Above	Master Bedroom	14' x 12'			x			x
Above	Bedroom	10' x 12'			x			x
Above	Bedroom	13' x 10'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	<b>868</b>	# of Rooms: <b>6</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>837</b>	# of Kitchens: <b>1</b>	1	Main	<b>2</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>0</b>	# of Levels: <b>2</b>	2	Above	<b>4</b>	<b>Yes</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite: <b>None</b>	3	Above	<b>4</b>	<b>No</b>	Pool:
Finished Floor (Total):	<b>1,705 sq. ft.</b>	Crawl/Bsmt. Height:	4				Garage Sz:
		Beds in Basement: <b>0</b>	5				Door Height:
Unfinished Floor:	<b>0</b>	Basement: <b>Crawl</b>	6				
Grand Total:	<b>1,705 sq. ft.</b>	Beds not in Basement: <b>3</b>	7				
			8				

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

**Stunning home built by choice builders Kerkhoff Construction Ltd! Welcome yourself home to your private oasis consisting of luxury finishes, grand views, impressive kitchen with stainless steel appliances and granite countertops opening to your spacious living room complete with a show stopping fireplace. This three bedroom, three bathroom home will please any buyer. Expansive storage area with a heated 5 foot crawl space - perfect for all your toys. Open house on Sunday, November 20th from 12pm to 2pm!**



Presented by:  
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**Active**  
**R2117515**  
Board: V  
House/Single Family

**2537 JURA CRESCENT**

Squamish  
Garibaldi Highlands  
V0N 1T0

Residential Detached

**\$845,000** (LP)

(SP)



Sold Date:	Frontage (feet):	Original Price: <b>\$895,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>3</b>	Approx. Year Built: <b>1977</b>
Depth / Size:	Bathrooms: <b>1</b>	Age: <b>39</b>
Lot Area (sq.ft.): <b>9,120.00</b>	Full Baths: <b>1</b>	Zoning: <b>RS-1</b>
Flood Plain: <b>No</b>	Half Baths: <b>0</b>	Gross Taxes: <b>\$4,007.00</b>
Rear Yard Exp: <b>South</b>		For Tax Year: <b>2016</b>
Approval Req?:		Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:		P.I.D.: <b>005-010-527</b>
		Tour:
View: <b>Yes: COAST MOUNTAINS</b>		
Complex / Subdiv: <b>GARIBALDI HIGHLANDS</b>		
Services Connected: <b>Electricity, Sanitary Sewer, Storm Sewer, Water</b>		

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

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

Total Parking: **5** Covered Parking: **1** Parking Access: **Rear**  
Parking: **Garage; Double**  
Dist. to Public Transit: **0.5BLK** Dist. to School Bus: **0.5BLK**  
Title to Land: **Freehold NonStrata**  
Property Disc.: **Yes**  
PAD Rental:  
Fixtures Leased: **No**  
Fixtures Rmvd: **Yes: WALL MOUNTED TV & BRACKET**  
Floor Finish: **Hardwood, Mixed, Tile**

Legal: **PL VAP15349 LT 136 BLK R DL 512 LD 36 GROUP 1.**

Amenities: **Storage**

Site Influences: **Cul-de-Sac, Golf Course Nearby, Marina Nearby, Recreation Nearby, Shopping Nearby, Ski Hill Nearby**  
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Dishwasher, Drapes/Window Coverings, Free Stand F/P or Wdstove, Pantry, Range Top, Refrigerator,**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14' x 11'			x			x
Main	Kitchen	14' x 14'			x			x
Main	Dining Room	11' x 10'			x			x
Main	Family Room	12'6 x 12'6			x			x
Main	Foyer	7' x 5'			x			x
Main	Master Bedroom	13' x 10'			x			x
Main	Bedroom	10' x 9'6			x			x
Main	Bedroom	10' x 9'			x			x
Above	Loft	13' x 7'			x			x
		x			x			

Finished Floor (Main):	<b>1,360</b>	# of Rooms:	<b>9</b>	Bath	<b>1</b>	Floor	<b>Main</b>	# of Pieces	<b>4</b>	Ensuite?	<b>No</b>	Outbuildings
Finished Floor (Above):	<b>90</b>	# of Kitchens:	<b>1</b>		<b>2</b>							Barn:
Finished Floor (Below):	<b>0</b>	# of Levels:	<b>1</b>		<b>3</b>							Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite:	<b>None</b>		<b>4</b>							Pool:
Finished Floor (Total):	<b>1,450 sq. ft.</b>	Crawl/Bsmt. Height:			<b>5</b>							Garage Sz:
Unfinished Floor:	<b>0</b>	Beds in Basement:	<b>0</b>	Beds not in Basement:	<b>3</b>							Door Height:
Grand Total:	<b>1,450 sq. ft.</b>	Basement:	<b>None</b>		<b>6</b>							
					<b>7</b>							
					<b>8</b>							

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

**Wonderful Garibaldi Highlands property located on a very quiet & friendly street. One level home with an amazing great room & a beautiful large custom wood kitchen, perfect for entertaining. An abundance of natural light filters through the many large south facing windows, that offer gorgeous mountain views in every direction. A fantastic location walking distance to parks, nature/adventure trails, school & Quest University. The neighbourhood is very safe & excellent for children. Features include hardwood & slate flooring, a bonus loft space, sunken family room, lots of parking (RV/boat), sunny flat backyard & a cozy/warm wood fireplace. Now is the time to take advantage of today's low interest rates. Please call to view.**



Presented by:  
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**Active**  
**R2117924**

Board: V  
House/Single Family

**1501 MACDONALD PLACE**

Squamish  
Brackendale  
V0N 1H0

Residential Detached

**\$849,000** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>0.00</b>	Original Price: <b>\$898,000</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>3</b>	Approx. Year Built: <b>1990</b>
Depth / Size:	Bathrooms:	<b>1</b>	Age: <b>26</b>
Lot Area (sq.ft.): <b>8,912.00</b>	Full Baths:	<b>1</b>	Zoning: <b>RS1</b>
Flood Plain:	Half Baths:	<b>0</b>	Gross Taxes: <b>\$3,918.08</b>
Rear Yard Exp:			For Tax Year: <b>2016</b>
Approval Req?:			Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:			P.I.D.: <b>013-929-658</b>
			Tour:

View: **Yes: Mountains**

Complex / Subdiv:

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

Style of Home: **1 Storey**  
Construction: **Frame - Wood**  
Exterior: **Stucco**  
Foundation: **Concrete Block**  
Rain Screen:  
Renovations:  
# of Fireplaces: **0**  
Fireplace Fuel:  
Water Supply: **City/Municipal**  
Fuel/Heating: **Baseboard, Electric**  
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:  
Parking: **Garage; Double**  
Dist. to Public Transit:  
Title to Land: **Freehold NonStrata** Dist. to School Bus:  
Property Disc.: **Yes**  
PAD Rental:  
Fixtures Leased: **No** :  
Fixtures Rmvd: **No** :  
Floor Finish: **Mixed**

Legal: **PL VAP22248 LT 25 LD 36 SEC 14 TWP 50**

Amenities:

Site Influences:

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Master Bedroom	18' x 14'			x			x
Main	Living Room	20' x 14'			x			x
Main	Dining Room	10' x 12'			x			x
Main	Family Room	14' x 16'			x			x
Main	Bedroom	14' x 14'			x			x
Main	Bedroom	12' x 14'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	1,800	# of Rooms: <b>6</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens: <b>0</b>	1	Main	4	No	Barn:
Finished Floor (Below):	0	# of Levels: <b>1</b>	2				Workshop/Shed:
Finished Floor (Basement):	0	Suite: <b>None</b>	3				Pool:
Finished Floor (Total):	1,800 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
		Beds in Basement: <b>0</b>	5				Door Height:
Unfinished Floor:	0	Beds not in Basement: <b>3</b>	6				
Grand Total:	1,800 sq. ft.	Basement: <b>Crawl</b>	7				
			8				

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

**Spacious 3 bedroom rancher ready for it's new family. This traditional home was well maintained and is in original condition, ready for your decoration ideas. Located on a corner lot in a fantastic neighbourhood with many walking and hiking trails nearby. Call now for your private showing.**



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**Active**  
**R2094047**

Board: V  
House/Single Family

**40007 PLATEAU DRIVE**

Squamish  
Plateau  
V8B 0C2

Residential Detached

**\$849,000** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>65.00</b>	Original Price: <b>\$948,800</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>3</b>	Approx. Year Built: <b>1980</b>
Depth / Size: <b>140</b>	Bathrooms:	<b>3</b>	Age: <b>36</b>
Lot Area (sq.ft.): <b>9,161.00</b>	Full Baths:	<b>3</b>	Zoning: <b>RS1</b>
Flood Plain:	Half Baths:	<b>0</b>	Gross Taxes: <b>\$4,317.81</b>
Rear Yard Exp: <b>Southeast</b>			For Tax Year: <b>2016</b>
Approval Req?:			Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:			P.I.D.: <b>007-198-779</b>
			Tour:

View: :  
Complex / Subdiv: **PLATEAU**

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:  
# of Fireplaces: **3**  
Fireplace Fuel: **Other**  
Water Supply: **City/Municipal**  
Fuel/Heating: **Forced Air, Natural 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: **2** Parking Access: **Front**  
Parking: **Garage; Double, RV Parking Avail.**

Dist. to Public Transit: **1 BLK** Dist. to School Bus: **4 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 VAP18201 LT 4 BLK 22 DL 515 LD 36**

Amenities:

Site Influences: **Cul-de-Sac, Private Yard, Recreation Nearby**  
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Vaulted Ceiling**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13' x 20'	Below	Storage	23' x 13'			x
Main	Dining Room	10' x 12'	Below	Foyer	6' x 10'			x
Main	Kitchen	10' x 17'			x			x
Main	Family Room	14' x 16'			x			x
Main	Master Bedroom	13' x 12'			x			x
Main	Bedroom	10' x 10'			x			x
Main	Bedroom	9' x 10'			x			x
Below	Family Room	20' x 13'			x			x
Below	Other	20' x 10'			x			
Below	Laundry	10' x 13'			x			

Finished Floor (Main):	<b>1,556</b>	# of Rooms: <b>12</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens: <b>1</b>	1	Main	<b>3</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>1,000</b>	# of Levels: <b>2</b>	2	Main	<b>3</b>	<b>Yes</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite: <b>None</b>	3	Below	<b>3</b>	<b>No</b>	Pool:
Finished Floor (Total):	<b>2,556 sq. ft.</b>	Crawl/Bsmt. Height:	4				Garage Sz:
Unfinished Floor:	<b>0</b>	Beds in Basement: <b>0</b> Beds not in Basement: <b>3</b>	5				Door Height:
Grand Total:	<b>2,556 sq. ft.</b>	Basement: <b>Full, Partly Finished, Separate Entry</b>	6				
			7				
			8				

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

**Looking for the full sized family home with plenty of room for growth & easy options to make it your own? This spacious, 2500sf+ residence is located on the 'Plateau', at the south end of Squamish, minutes to the Sea to Sky Hwy. The home features an open plan kitchen/family room, opening to the post & beam covered deck & fully landscaped, private back yard. In addition, there is a living room w/ vaulted ceilings, dining room, eat-in kitchen, 3 bdrms, 2 baths w/ jetted/soaker tub, double sided n/gas f/place warming the upstairs. Down is a massive games room, flex & laundry rooms, full bath - a layout that could easily accommodate a suite, still leaving rooms for the family. The double garage & level driveway allows for easy parking of cars, boats & RV's.**





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**Active**  
**R2069578**

Board: V  
House/Single Family

**40405 PERTH DRIVE**

Squamish  
Garibaldi Highlands  
V0N 1T0

Residential Detached

**\$849,000** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>0.10</b>	Original Price: <b>\$950,000</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>5</b>	Approx. Year Built: <b>1976</b>
Depth / Size:	Bathrooms:	<b>3</b>	Age: <b>40</b>
Lot Area (sq.ft.): <b>10,000.00</b>	Full Baths:	<b>2</b>	Zoning: <b>R1</b>
Flood Plain:	Half Baths:	<b>1</b>	Gross Taxes: <b>\$3,868.83</b>
Rear Yard Exp:			For Tax Year: <b>2015</b>
Approval Req?:			Tax Inc. Utilities?:
If new, GST/HST inc?:			P.I.D.: <b>007-650-973</b>
			Tour: <b>Virtual Tour URL</b>
View:	<b>Yes: MOUNTAIN</b>		
Complex / Subdiv:			
Services Connected:	<b>Community</b>		

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: **Natural Gas**  
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: **1** Parking Access: **Front**  
Parking: **Garage; Single**  
Dist. to Public Transit: **1/2 BLK** Dist. to School Bus:  
Title to Land: **Freehold NonStrata**  
Property Disc.: **Yes**  
PAD Rental:  
Fixtures Leased: **No** :  
Fixtures Rmvd: :  
Floor Finish:

Legal: **PL VAP15580 LT 35 BLK P DL 512 LD 36**

Amenities:

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

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Below	Recreation	10' x 10'			x			x
Below	Bedroom	10' x 10'			x			x
Below	Bedroom	10' x 10'			x			x
Above	Dining Room	10' x 10'			x			x
Above	Kitchen	10' x 10'			x			x
Above	Living Room	10' x 10'			x			x
Above	Bedroom	10' x 10'			x			x
Above	Bedroom	10' x 10'			x			x
Above	Master Bedroom	10' x 10'			x			x
		x			x			

Finished Floor (Main):	<b>1,500</b>	# of Rooms:	<b>9</b>	Bath		Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>1,300</b>	# of Kitchens:	<b>1</b>	1	<b>Above</b>	<b>3</b>	<b>No</b>		Barn:
Finished Floor (Below):	<b>0</b>	# of Levels:	<b>2</b>	2	<b>Above</b>	<b>2</b>	<b>Yes</b>		Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite:	<b>None</b>	3	<b>Below</b>	<b>3</b>	<b>No</b>		Pool:
Finished Floor (Total):	<b>2,800 sq. ft.</b>	Crawl/Bsmt. Height:		4					Garage Sz:
Unfinished Floor:	<b>0</b>	Beds in Basement: <b>0</b>	Beds not in Basement: <b>5</b>	5					Door Height:
Grand Total:	<b>2,800 sq. ft.</b>	Basement: <b>None</b>		6					
				7					
				8					

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

**RE/MAX Sea to Sky Real Estate**

**Great family home located in the Garibaldi Highlands. This 5 bedroom home has been well maintained with new roof, new windows, new decking as well as newer hardwood floors. Large 10,000 foot lot gets lots of sun and is backing onto Mike Weeks Trail and is steps away from the Elementary school. 3 bedrooms up and 2 large bedrooms and recreation room down for easy suite conversion.**



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**Active**  
**R2084362**  
Board: V  
House/Single Family

**41728 REID ROAD**

Squamish  
Brackendale  
V0V 0V0

Residential Detached

**\$849,000** (LP)

(SP)



Sold Date: Frontage (feet): **100.00** Original Price: **\$899,000**  
Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1958**  
Depth / Size: **132** Bathrooms: **2** Age: **58**  
Lot Area (sq.ft.): **13,200.00** Full Baths: **2** Zoning: **RS2**  
Flood Plain: Half Baths: **0** Gross Taxes: **\$3,402.19**  
Rear Yard Exp: For Tax Year: **2015**  
Approval Req?: Tax Inc. Utilities?: **No**  
If new, GST/HST inc?: P.I.D.: **004-924-533**  
Tour:  
View: :  
Complex / Subdiv:  
Services Connected: **Community, Electricity, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **1 Storey, Rancher/Bungalow**  
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: **Wood**

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

Total Parking: **4** Covered Parking:  
Parking: **Open, RV Parking Avail.** Parking Access: **Front**

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 VAP9730 LT 5 BLK 20 LD 36 SEC 23 TWP 50**

Amenities:

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	21'8 x 13'7			x			x
Main	Foyer	15'7 x 9'4			x			x
Main	Bedroom	8'8 x 7'10			x			x
Main	Bedroom	11'9 x 7'1			x			x
Main	Master Bedroom	11'8 x 11'9			x			x
Main	Laundry	9'5 x 11'9			x			x
Main	Bedroom	11'9 x 11'6			x			x
Main	Kitchen	19'8 x 10'2			x			x
Main	Dining Room	19'2 x 10'3			x			x
		x			x			

Finished Floor (Main):	<b>1,848</b>	# of Rooms:	<b>9</b>	Bath		Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens:	<b>1</b>	1	<b>Main</b>	<b>4</b>	<b>No</b>		Barn:
Finished Floor (Below):	<b>0</b>	# of Levels:	<b>1</b>	2	<b>Main</b>	<b>4</b>	<b>No</b>		Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite:		3					Pool:
Finished Floor (Total):	<b>1,848 sq. ft.</b>	Crawl/Bsmt. Height:		4					Garage Sz:
Unfinished Floor:	<b>0</b>	Beds in Basement: <b>0</b>	Beds not in Basement: <b>4</b>	5					Door Height:
Grand Total:	<b>1,848 sq. ft.</b>	Basement: <b>None</b>		6					
				7					
				8					

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

**Sunny Brackendale sprawling 1848 sq ft rancher with 4 bdrm / 2 bath with updated kitchen. Loads of potential for updating to your desired taste. Private setting with great outdoor space for family BBQ's. Great holding/development property for the future as property is 13,200 sq ft and zoned duplex.**



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**Active**  
**R2122641**  
Board: V  
House/Single Family

**41318 KINGSWOOD ROAD**

Squamish  
Brackendale  
V0N 1H0

Residential Detached

**\$854,900** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>0.00</b>	Original Price: <b>\$854,900</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>4</b>	Approx. Year Built: <b>1980</b>
Depth / Size:	Bathrooms:	<b>3</b>	Age: <b>36</b>
Lot Area (sq.ft.): <b>7,560.00</b>	Full Baths:	<b>2</b>	Zoning: <b>RS1</b>
Flood Plain: <b>Yes</b>	Half Baths:	<b>1</b>	Gross Taxes: <b>\$3,404.13</b>
Rear Yard Exp:			For Tax Year: <b>2016</b>
Approval Req?:			Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:			P.I.D.: <b>005-528-607</b>
			Tour:

View: **Yes: Tantalus Range**  
Complex / Subdiv: **Eagle Run**  
Services Connected: **Electricity, Natural Gas, Sanitary Sewer**

Style of Home: **2 Storey**  
Construction: **Frame - Wood**  
Exterior: **Stucco, Wood**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
# of Fireplaces: **1**  
Fireplace Fuel: **Gas - Natural**  
Water Supply: **City/Municipal**  
Fuel/Heating: **Forced Air**  
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: **1** Parking Access: **Front**  
Parking: **Garage; Single, Open**  
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: :  
Floor Finish: **Hardwood, Vinyl/Linoleum, Wall/Wall/Mixed**

Legal: **PL VAP17181 LT 153 LD 36 SEC 14 TWP 50**

Amenities:

Site Influences:

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	15'7 x 9'7			x			x
Main	Dining Room	10'6 x 9'7			x			x
Main	Living Room	13'2 x 17'9			x			x
Main	Laundry	7'7 x 9'7			x			x
Main	Bedroom	12'5 x 10'0			x			x
Above	Master Bedroom	11'3 x 14'0			x			x
Above	Walk-In Closet	16'0 x 9'0			x			x
Above	Bedroom	17'10 x 12'7			x			x
Above	Bedroom	12'7 x 10'5			x			x
		x			x			

Finished Floor (Main): **1,016**  
Finished Floor (Above): **1,016**  
Finished Floor (Below): **0**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **2,032 sq. ft.**  
  
Unfinished Floor: **0**  
Grand Total: **2,032 sq. ft.**

# of Rooms: **9**  
# of Kitchens: **1**  
# of Levels: **2**  
Suite:  
Crawl/Bsmt. Height:  
Beds in Basement: **0** Beds not in Basement: **4**  
Basement: **Crawl**

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

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

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

**Macdonald Realty (Squ)**

**Four bedroom, two and a half bathroom family home in the ever popular Eagle Run area of Brackendale. With three good sized bedrooms upstairs and one on the main floor, this home has room for guests or even a large office space. Upgrades include new vinyl plank flooring in the kitchen and entryway, new gas furnace, new washer and dryer, and stainless steel appliances. The master bedroom features a three-piece ensuite and a walk-through to a massive closet which could even be used as a nursery for a new baby. This home has a fully fenced yard backing onto green space and has a large, partially covered sun deck off the dining room. Close to trails and amenities, this home is perfect for a growing Squamish family.**



Presented by:  
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**Active**  
**R2098195**  
Board: V  
House/Single Family

**22 BRACKEN PARKWAY**

Squamish  
Brackendale  
V0N 1H0

Residential Detached

**\$855,000** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>60.00</b>	Original Price: <b>\$865,000</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>3</b>	Approx. Year Built: <b>1973</b>
Depth / Size: <b>125</b>	Bathrooms:	<b>2</b>	Age: <b>43</b>
Lot Area (sq.ft.): <b>7,494.00</b>	Full Baths:	<b>2</b>	Zoning: <b>RMH2</b>
Flood Plain:	Half Baths:	<b>0</b>	Gross Taxes: <b>\$2,439.68</b>
Rear Yard Exp: <b>East</b>			For Tax Year: <b>2016</b>
Approval Req?:			Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:			P.I.D.: <b>007-694-474</b>
			Tour:

View: **Yes: TANTALUS MOUNTAIN RANGE**  
Complex / Subdiv: **BRACKEN PARK WAY**  
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

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

Reno. Year: **2009**  
R.I. Plumbing:  
R.I. Fireplaces:

Total Parking: **7** Covered Parking: **1** Parking Access: **Front**  
Parking: **Carport; Single, Open, RV Parking Avail.**

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

Property Disc.: **Yes**  
PAD Rental:  
Fixtures Leased: **No**  
Fixtures Rmvd: **Yes: WICKER FURNITURE, BURLS, KITCHEN ISLAND, DECK**  
Floor Finish: **Wall/Wall/Mixed**

Legal: **PL VAP15182 LT R BLK 29 LD 36 SEC 22 TWP 50**

Amenities:

Site Influences: **Cul-de-Sac, Paved Road, Private Yard, Recreation Nearby**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'8 x 23'			x			x
Main	Kitchen	9' x 15'			x			x
Main	Dining Room	7' x 10'			x			x
Main	Master Bedroom	10'9 x 18'6			x			x
Main	Bedroom	9' x 13'			x			x
Above	Bedroom	11' x 11'			x			x
Main	Patio	10'6 x 28'			x			x
Main	Porch (enclosed)	7'6 x 24'			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	<b>1,488</b>	# of Rooms:	<b>8</b>	Bath		Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens:	<b>1</b>	1	<b>Main</b>	<b>4</b>	<b>No</b>		Barn:
Finished Floor (Below):	<b>0</b>	# of Levels:	<b>1</b>	2	<b>Main</b>	<b>3</b>	<b>Yes</b>		Workshop/Shed: <b>10'5 x</b>
Finished Floor (Basement):	<b>0</b>	Suite:		3					Pool:
Finished Floor (Total):	<b>1,488 sq. ft.</b>	Crawl/Bsmt. Height:		4					Garage Sz:
		Beds in Basement: <b>0</b>	Beds not in Basement: <b>3</b>	5					Door Height:
Unfinished Floor:	<b>0</b>	Basement: <b>Crawl</b>		6					
Grand Total:	<b>1,488 sq. ft.</b>			7					
				8					

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

**Lets say this home is simply beautiful in a quiet neighbourhood in Bracken Park Way. Definitely is a must see and will not last! This rancher home is ready for a family that loves the outdoor lifestyle. The back covered deck will host many family events throughout the year. Three bedrooms, 2 bathrooms, open floor plan with an entertaining living room. Birch and fir flooring also compliment the interior space. Large thermo windows letting in lots of natural light. Truly is a show home one of a kind! Single carport with a double wide concrete driveway that will fit your motorhome. Enclosed workshop for all your recreational toys. Call listing Realtor for more details.**





Presented by:  
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**Active**  
**R2118620**

Board: V  
House/Single Family

**39250 FALCON CRESCENT**

Squamish  
Brennan Center  
V0N 3G0

Residential Detached

**\$865,000** (LP)

(SP)



Sold Date: Frontage (feet): **44.00** Original Price: **\$850,000**  
Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **2017**  
Depth / Size: **89** Bathrooms: **3** Age: **0**  
Lot Area (sq.ft.): **3,950.00** Full Baths: **2** Zoning: **RES1**  
Flood Plain: Half Baths: **1** Gross Taxes: **\$0.00**  
Rear Yard Exp: For Tax Year: **2016**  
Approval Req?: Tax Inc. Utilities?:  
If new, GST/HST inc?: **Yes** P.I.D.: **029-749-611**  
Tour:

View: **Yes: Coastal Mountain Views**

Complex / Subdiv: **Ravenswood**

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

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

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

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**  
Parking: **Garage; Double**  
Dist. to Public Transit: **Nearby** Dist. to School Bus: **Nearby**  
Title to Land: **Freehold NonStrata**  
Property Disc.: **No**  
PAD Rental:  
Fixtures Leased: **No**  
Fixtures Rmvd: **:**  
Floor Finish: **Hardwood, Tile, Wall/Wall/Mixed**

Legal: **PL EPP55206 LT 12 LD 36 SEC 2 TWP 50**

Amenities: **In Suite Laundry**

Site Influences:

Features: **Dishwasher, Garage Door Opener, Pantry, Refrigerator, Sprinkler - Fire, Stove, Vacuum R.I., Vaulted Ceiling**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	14'6 x 9'4			x			x
Main	Living Room	17'10 x 13'6			x			x
Main	Dining Room	15'3 x 10'6			x			x
Main	Mud Room	9'2 x 6'2			x			x
Main	Den	9'10 x 8'1			x			x
Above	Master Bedroom	16'2 x 12'10			x			x
Above	Bedroom	11' x 10'			x			x
Above	Bedroom	11' x 10'			x			x
Above	Laundry	6' x 5'4			x			x
		x			x			

Finished Floor (Main): **1,010**  
Finished Floor (Above): **870**  
Finished Floor (Below): **0**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **1,880 sq. ft.**  
  
Unfinished Floor: **0**  
Grand Total: **1,880 sq. ft.**

# of Rooms: **9**  
# of Kitchens: **1**  
# of Levels: **2**  
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	5	Yes
3	Above	4	No
4			
5			
6			
7			
8			

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

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

**Macdonald Realty (Squ)**

**Brand New and GST included in Price! Ravenswood is a community of three and four bedroom single-family homes with warm West Coast style and room to grow. We have three architectural designs and four floor plans to choose from. Featuring all the essential elements for premium living. Every home comes equipped with a spacious 2 car garage and a fully fenced, landscaped backyard. Nestle between Raven Drive and Loggers Lane, this quiet community enjoys plenty of sun and central location. Build with 2-5-10 Year Home Warranty. Our presentation center and furnished show home is open weekends from 1-5 or by appointment. Located at 39289 Falcon Crescent. Proudly built by Benchmark.**



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**Active**  
**R2094615**

Board: V  
House/Single Family

**40621 PERTH DRIVE**

Squamish  
Garibaldi Highlands  
V0N 3G0

Residential Detached

**\$869,000** (LP)   
(SP)



Sold Date:	Frontage (feet):	<b>80.00</b>	Original Price: <b>\$968,000</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>4</b>	Approx. Year Built: <b>1976</b>
Depth / Size: <b>110</b>	Bathrooms:	<b>2</b>	Age: <b>40</b>
Lot Area (sq.ft.): <b>8,800.00</b>	Full Baths:	<b>2</b>	Zoning: <b>RS1</b>
Flood Plain:	Half Baths:	<b>0</b>	Gross Taxes: <b>\$3,702.16</b>
Rear Yard Exp:			For Tax Year: <b>2016</b>
Approval Req?:			Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:			P.I.D.: <b>007-508-778</b>
			Tour:
View:	<b>Yes: TREES</b>		
Complex / Subdiv:	<b>GARIBALDI HIGHLANDS</b>		
Services Connected:	<b>Electricity, Sanitary Sewer, Storm Sewer, Water</b>		

Style of Home: **2 Storey**  
Construction: **Frame - Wood**  
Exterior: **Wood**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
# of Fireplaces: **2**  
Fireplace Fuel: **Pellet, Wood**  
Water Supply: **City/Municipal**  
Fuel/Heating: **Baseboard, Other, Wood**  
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: **1** Parking Access:  
Parking: **Garage; Single, Open, RV Parking Avail.**  
  
Dist. to Public Transit:  
Title to Land: **Freehold NonStrata** Dist. to School Bus:  
  
Property Disc.: **Yes**  
PAD Rental:  
Fixtures Leased: **No** :  
Fixtures Rmvd: **No** :  
Floor Finish: **Mixed**

Legal: **LOT 67 BLOCK Q DL 512 PLAN 16349**

Amenities: **Garden**

Site Influences: **Golf Course Nearby, Private Setting, Private Yard, Recreation Nearby**  
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Jetted Bathtub**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	14'5 x 9'6			x			x
Main	Living Room	15'9 x 12'11			x			x
Main	Dining Room	8'2 x 9'4			x			x
Main	Master Bedroom	10'11 x 11'11			x			x
Main	Bedroom	8'11 x 12'			x			x
Main	Bedroom	8'6 x 7'10			x			x
Below	Recreation	11' x 11'			x			x
Below	Bedroom	7' x 8'10			x			x
Below	Storage	14'11 x 5'10			x			
Below	Laundry	12'11 x 9'4			x			

Finished Floor (Main): **1,110**  
Finished Floor (Above): **0**  
Finished Floor (Below): **735**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **1,845 sq. ft.**  
  
Unfinished Floor: **0**  
Grand Total: **1,845 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: **None**

Bath	Floor	# of Pieces	Ensuite?
1	<b>Above</b>	<b>4</b>	<b>No</b>
2	<b>Below</b>	<b>3</b>	<b>No</b>
3			
4			
5			
6			
7			
8			

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

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

**Incredibly private 4 bedroom home in desirable Garibaldi Highlands. Exterior recently painted and siding, hot water tank, windows and gutters/downspouts have all been replaced. Property features an open floor plan, big windows, oak floors, recreation room and a huge storage area for toys/gear. The backyard features vegetable garden beds and apple and pear trees. Home could easily be converted to suite/nanny suite. Close to elementary school and recreation trails.**



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**Active**  
**R2111674**  
Board: V  
House/Single Family

**38328 WESTWAY AVENUE**

Squamish  
Valleycliffe  
V0N 3G0

Residential Detached

**\$869,000** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>182.00</b>	Original Price: <b>\$869,000</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>6</b>	Approx. Year Built: <b>1981</b>
Depth / Size:	Bathrooms:	<b>4</b>	Age: <b>35</b>
Lot Area (sq.ft.): <b>7,800.00</b>	Full Baths:	<b>4</b>	Zoning: <b>RS1</b>
Flood Plain:	Half Baths:	<b>0</b>	Gross Taxes: <b>\$4,064.01</b>
Rear Yard Exp:			For Tax Year: <b>2016</b>
Approval Req?:			Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:			P.I.D.: <b>007-664-486</b>
			Tour:
View:	<b>Yes: Mountains</b>		
Complex / Subdiv:	<b>Valleycliff</b>		
Services Connected:	<b>Electricity, Natural Gas, Water</b>		

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

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

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

Legal: **PL VAP15459 LT 29 BLK 13 DL 515 LD 36**

Amenities:

Site Influences:

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17' x 18'	Below	Laundry	11'5 x 8'			x
Main	Dining Room	10' x 12'	Below	Bedroom	11'6 x 11'2			x
Main	Kitchen	12' x 17'	Below	Bedroom	11'8 x 11'1			x
Main	Family Room	11'4 x 18'	Below	Living Room	11'9 x 11'25			x
Main	Master Bedroom	11'6 x 15'	Below	Bedroom	7'8 x 13'9			x
Main	Bedroom	10' x 12'			x			x
Main	Bedroom	10' x 12'			x			x
Below	Living Room	17'9 x 13'6			x			x
Below	Kitchen	10'9 x 10'16			x			
Below	Dining Room	10'9 x 10'9			x			

Finished Floor (Main): **1,650**  
Finished Floor (Above): **0**  
Finished Floor (Below): **1,600**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **3,250 sq. ft.**  
  
Unfinished Floor: **0**  
Grand Total: **3,250 sq. ft.**

# of Rooms: **15**  
# of Kitchens: **2**  
# of Levels: **2**  
Suite: **Unauthorized Suite**  
Crawl/Bsmt. Height:  
Beds in Basement: **0** Beds not in Basement: **6**  
Basement: **None**

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

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

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

**With over 3,000 sq. ft. of living space, this home has many options. Live upstairs in the three bedroom, sun drenched, south facing unit and enjoy your evenings on the deck, taking in the views. This home has a nanny suite AND a legal rental unit with a collective monthly income of \$2,950. With only 45 minutes to Vancouver and 15 minute walk to downtown Squamish, you're in the perfect location to enjoy everything that Squamish has to offer!**



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**Active**  
**R2109489**  
Board: V  
House/Single Family

**38027 FOURTH AVENUE**  
Squamish  
Downtown SQ  
V8B 0A4

Residential Detached  
**\$879,000** (LP)  
(SP)



Sold Date:	Frontage (feet):	<b>50.00</b>	Original Price: <b>\$879,000</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>6</b>	Approx. Year Built: <b>1978</b>
Depth / Size: <b>120</b>	Bathrooms:	<b>2</b>	Age: <b>38</b>
Lot Area (sq.ft.): <b>6,000.00</b>	Full Baths:	<b>2</b>	Zoning: <b>SFD</b>
Flood Plain: <b>No</b>	Half Baths:	<b>0</b>	Gross Taxes: <b>\$3,632.53</b>
Rear Yard Exp:			For Tax Year: <b>2016</b>
Approval Req?:			Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:			P.I.D.: <b>012-020-842</b>
			Tour:
View:	<b>Yes: Mountain</b>		
Complex / Subdiv:			
Services Connected:	<b>Community</b>		

Style of Home: **2 Storey**  
Construction: **Frame - Wood**  
Exterior: **Mixed**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
# of Fireplaces: **1**  
Fireplace Fuel: **Wood**  
Water Supply: **City/Municipal**  
Fuel/Heating: **Forced Air**  
Outdoor Area: **None**  
Type of Roof: **Asphalt**

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

Total Parking: **4** Covered Parking: **1** Parking Access: **Front, Rear**  
Parking: **Carport; Multiple**  
Dist. to Public Transit:  
Title to Land: **Freehold NonStrata** Dist. to School Bus:  
Property Disc.: **Yes**  
PAD Rental:  
Fixtures Leased: **No** :  
Fixtures Rmvd: **No** :  
Floor Finish:

Legal: **PL VAP3960 LT 3 BLK 5 DL 486 LD 36**

Amenities:

Site Influences:  
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Above	Kitchen	17' x 11'	Main	Master Bedroom	13' x 11'			x
Above	Eating Area	17' x 7'	Main	Bedroom	11' x 11'			x
Above	Master Bedroom	16' x 11'5	Main	Bedroom	10' x 10'			x
Above	Bedroom	10' x 11'			x			x
Above	Bedroom	10' x 11'			x			x
Above	Living Room	22' x 17'			x			x
Above	Laundry	10' x 6'			x			x
Above	Storage	16' x 11'			x			x
Main	Living Room	14' x 13'			x			
Main	Kitchen	13' x 11'			x			

Finished Floor (Main):	<b>1,535</b>	# of Rooms: <b>13</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>1,221</b>	# of Kitchens: <b>2</b>	1	Main	<b>4</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>0</b>	# of Levels: <b>2</b>	2	Above	<b>3</b>	<b>Yes</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite: <b>Licensed Suite</b>	3				Pool:
Finished Floor (Total):	<b>2,756 sq. ft.</b>	Crawl/Bsmt. Height:	4				Garage Sz:
		Beds in Basement: <b>0</b>	5				Door Height:
Unfinished Floor:	<b>0</b>	Basement: <b>None</b>	6				
Grand Total:	<b>2,756 sq. ft.</b>	Beds not in Basement: <b>6</b>	7				
			8				

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

**Great Home and investment property. Home in good condition with ample parking and located in vibrant and growing downtown Squamish, close to shopping and parks. Great investment, Live in or rent, Tenants in place, registered suite. Both have 3 bedrooms upper has extra room for storage. Very clean.**





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**Active**  
**R2119472**  
Board: V  
House/Single Family

**2139 PARKWAY ROAD**  
Squamish  
Garibaldi Estates  
V0N 1T0

Residential Detached  
**\$879,000** (LP)  
(SP)



Sold Date: Frontage (feet): **0.00** Original Price: **\$879,000**  
Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1982**  
Depth / Size: Bathrooms: **2** Age: **34**  
Lot Area (sq.ft.): **7,700.00** Full Baths: **1** Zoning: **RS1**  
Flood Plain: Half Baths: **1** Gross Taxes: **\$3,251.84**  
Rear Yard Exp: **North** For Tax Year: **2016**  
Approval Req?: Tax Inc. Utilities?:  
If new, GST/HST inc?: P.I.D.: **009-427-104**  
Tour:  
View: :  
Complex / Subdiv: **Garibaldi Estates**  
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

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

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

Total Parking: **3** Covered Parking: **0** Parking Access: **Front**  
Parking: **Open**  
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: **No** :  
Floor Finish: **Hardwood, Tile, Vinyl/Linoleum**

Legal: **PL VAP10396 LT 4 BLK H LD 36 SEC 11 TWP 50**

Amenities: **None**

Site Influences: **Central Location, Cul-de-Sac, Golf Course Nearby, Shopping Nearby**

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Fireplace Insert, Hot Tub Spa/Swirlpool, Microwave, Security System,**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	11'6 x 10'4			x			x
Main	Living Room	17'6 x 11'			x			x
Main	Dining Room	9'5 x 8'10			x			x
Main	Family Room	17'8 x 11'			x			x
Main	Laundry	11' x 9'3			x			x
Main	Master Bedroom	16'6 x 11'			x			x
Main	Bedroom	11'6 x 11'			x			x
Main	Bedroom	8' x 7'			x			x
Main	Bedroom	9'5 x 8'10			x			x
		x			x			

Finished Floor (Main):	<b>1,690</b>	# of Rooms:	<b>9</b>	Bath		Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens:	<b>1</b>	1	<b>Main</b>	<b>4</b>	<b>No</b>		Barn:
Finished Floor (Below):	<b>0</b>	# of Levels:	<b>1</b>	2	<b>Main</b>	<b>2</b>	<b>Yes</b>		Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite:	<b>None</b>	3					Pool:
Finished Floor (Total):	<b>1,690 sq. ft.</b>	Crawl/Bsmt. Height:		4					Garage Sz:
Unfinished Floor:	<b>0</b>	Beds in Basement: <b>0</b>	Beds not in Basement: <b>4</b>	5					Door Height:
Grand Total:	<b>1,690 sq. ft.</b>	Basement: <b>Crawl</b>		6					
				7					
				8					

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

**Macdonald Realty (Squ)**

**Gorgeous 1700 sq ft Rancher located in Garibaldi Estates on a quiet cul de sac. Very well maintained, 4 bedroom 1 1/2 baths with a private hot tub outside the master bedroom. Large sundeck off the kitchen expands the living space overlooking the private back yard. Nice entry through the laundry/utility room and the family room. ON demand hot water heater, forced air furnace and gas fire place make this home very comfortable. This home is a real 'jewel'.**



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**Active**  
**R2106565**

Board: V  
House/Single Family

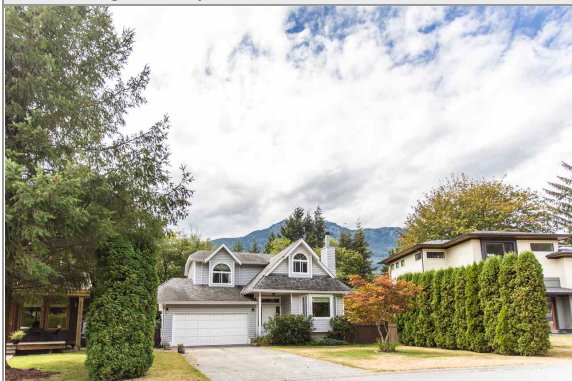
**41361 KINGSWOOD ROAD**

Squamish  
Brackendale  
V0N 3G0

Residential Detached

**\$898,000** (LP)

(SP)



Sold Date: Frontage (feet): **0.00** Original Price: **\$898,000**  
Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1989**  
Depth / Size: Bathrooms: **3** Age: **27**  
Lot Area (sq.ft.): **7,956.00** Full Baths: **2** Zoning: **RS1**  
Flood Plain: Half Baths: **1** Gross Taxes: **\$3,791.17**  
Rear Yard Exp: For Tax Year: **2016**  
Approval Req?: Tax Inc. Utilities?:  
If new, GST/HST inc?: P.I.D.: **005-491-321**  
Tour:  
View: **Yes: Mountains**  
Complex / Subdiv: **Brackendale**  
Services Connected: **Electricity, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **4 Level Split**  
Construction: **Frame - Wood**  
Exterior: **Vinyl**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
# of Fireplaces: **2**  
Fireplace Fuel: **Pellet, Wood**  
Water Supply: **City/Municipal**  
Fuel/Heating: **Baseboard, Electric, Wood**  
Outdoor Area: **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: **Garage; Double**  
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:

Legal: **PL VAP17181 LT 116 LD 36 SEC 14 TWP 50**

Amenities: **In Suite Laundry, Swirlpool/Hot Tub**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'9 x 11'9	Above	Bedroom	12'4 x 11'1			x
Main	Dining Room	11'3 x 9'			x			x
Main	Kitchen	11'8 x 8'9			x			x
Main	Eating Area	8'3 x 8'			x			x
Main	Foyer	10'2 x 6'9			x			x
Below	Family Room	20'8 x 11'9			x			x
Above	Master Bedroom	11'9 x 11'7			x			x
Above	Walk-In Closet	7'11 x 5'11			x			x
Above	Bedroom	10'3 x 9'			x			
Above	Bedroom	10'3 x 8'9			x			

Finished Floor (Main):	<b>800</b>	# of Rooms: <b>11</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>950</b>	# of Kitchens: <b>1</b>	1	Main	<b>2</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>200</b>	# of Levels: <b>4</b>	2	Above	<b>4</b>	<b>Yes</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite:	3	Above	<b>4</b>	<b>No</b>	Pool:
Finished Floor (Total):	<b>1,950 sq. ft.</b>	Crawl/Bsmt. Height:	4				Garage Sz:
Unfinished Floor:	<b>0</b>	Beds in Basement: <b>0</b>	5				Door Height:
Grand Total:	<b>1,950 sq. ft.</b>	Basement: <b>Crawl</b>	6				
		Beds not in Basement: <b>4</b>	7				
			8				

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

**Macdonald Realty (Squ)**

**Beautifully kept 4bdrm home Located on a sunny lot and on a quiet Brackendale street. Split level and well thought out family plan. Signature River Rock fireplace, new pellet stove, new windows, red oak hardwood are just a few great features of this home. The back yard is South/West facing and backing onto a private back yard including entertaining decks and creek. The property is. This gem is one to see!**



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**Active**  
**R2100432**

Board: V  
House/Single Family

**40401 PERTH DRIVE**

Squamish  
Garibaldi Highlands  
V0N 1T0

Residential Detached

**\$898,800** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>0.00</b>	Original Price: <b>\$898,800</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>3</b>	Approx. Year Built: <b>1976</b>
Depth / Size:	Bathrooms:	<b>2</b>	Age: <b>40</b>
Lot Area (sq.ft.): <b>10,000.00</b>	Full Baths:	<b>2</b>	Zoning: <b>RS1</b>
Flood Plain:	Half Baths:	<b>0</b>	Gross Taxes: <b>\$3,638.90</b>
Rear Yard Exp:			For Tax Year: <b>2016</b>
Approval Req?:			Tax Inc. Utilities?:
If new, GST/HST inc?:			P.I.D.: <b>004-352-696</b>
			Tour:

View: **Yes: Mountains**

Complex / Subdiv:

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

Style of Home: **3 Level Split**  
Construction: **Frame - Wood**  
Exterior: **Mixed**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
# of Fireplaces: **0**  
Fireplace Fuel:  
Water Supply: **City/Municipal**  
Fuel/Heating: **Electric, Forced Air, Wood**  
Outdoor Area: **Patio(s)**  
Type of Roof: **Asphalt**

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

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

Legal: **PL VAP15580 LT 37 BLK P DL 512 LD 36 GROUP 1.**

Amenities:

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17' x 12'6"			x			x
Main	Kitchen	11'6" x 11'			x			x
Above	Master Bedroom	12'10" x 11'			x			x
Above	Bedroom	12' x 9'			x			x
Above	Bedroom	8'10" x 8'8"			x			x
Below	Office	12'4" x 8'8"			x			x
Below	Family Room	16'5" x 12'2"			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	507	# of Rooms: 7	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	507	# of Kitchens: 1	1	Below	3	No	Barn:
Finished Floor (Below):	507	# of Levels: 3	2	Above	4	No	Workshop/Shed:
Finished Floor (Basement):	0	Suite:	3				Pool:
Finished Floor (Total):	1,521 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz: 18'
		Beds in Basement: 0	5				Door Height: 12'3"
Unfinished Floor:	0	Basement: Crawl	6				
Grand Total:	1,521 sq. ft.		7				
			8				

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

**Macdonald Realty (Squ)**

**This lovely home is the perfect place to raise your family! Lovingly maintained and spotless, this home is a three level split with 3 bedrooms, office and 2 full baths (renovated), and a family room which is so cozy with a wood-burning stove to efficiently heat the home. It's located close to Quest University, recreational trails, the bus system and has a gate in the fully fenced back yard leading to the school yard for easy access for your children. The back is perfect for family gatherings and entertaining. The yard is private and has both sunny and shady areas catering to your preference. Beautiful flower beds, mature trees and a fire pit will have you spending more time outdoors than you ever have. There's lots of storage with several sheds & room for RV parking too.**



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**Active**  
**R2105142**  
Board: V  
House/Single Family

**39028 KINGFISHER ROAD**  
Squamish  
Brennan Center  
V8B 0S9

Residential Detached  
**\$899,000 (LP)**  
(SP)



Sold Date: Frontage (feet): **52.00** Original Price: **\$949,000**  
Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **2011**  
Depth / Size: **91'5** Bathrooms: **3** Age: **5**  
Lot Area (sq.ft.): **4,769.00** Full Baths: **2** Zoning: **CD38**  
Flood Plain: Half Baths: **1** Gross Taxes: **\$3,860.97**  
Rear Yard Exp: **East** For Tax Year: **2016**  
Approval Req?: Tax Inc. Utilities?:  
If new, GST/HST inc?: P.I.D.: **028-173-830**  
Tour: **Virtual Tour URL**

View: **Yes: COASTAL MOUNTAINS**  
Complex / Subdiv: **THE MAPLES**  
Services Connected: **Electricity, Sanitary Sewer, Storm Sewer, Water**

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

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**  
Parking: **Garage; Double, 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: **Laminate, Mixed**

Legal: **PL BCP43955 LT 13 BLK 2 DL 1305 LD 36**

Amenities: **In Suite Laundry, Storage, Workshop Detached**

Site Influences: **Central Location, Golf Course Nearby, Greenbelt, Lane Access, Recreation Nearby**  
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Microwave, Pantry, Security System, Smoke Alarm,**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17' x 15'			x			x
Main	Kitchen	13' x 10'6			x			x
Main	Dining Room	16' x 12'			x			x
Main	Foyer	14' x 6'			x			x
Above	Master Bedroom	15' x 12'6			x			x
Above	Bedroom	11'6 x 11'			x			x
Above	Bedroom	11' x 10'6			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): <b>872</b>	# of Rooms: <b>7</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>1,060</b>	# of Kitchens: <b>1</b>	1	Main	2	No	Barn:
Finished Floor (Below): <b>0</b>	# of Levels: <b>2</b>	2	Above	4	No	Workshop/Shed:
Finished Floor (Basement): <b>0</b>	Suite:	3	Above	4	Yes	Pool:
Finished Floor (Total): <b>1,932 sq. ft.</b>	Crawl/Bsmt. Height: <b>4'10</b>	4				Garage Sz: <b>19' X 20'5</b>
Unfinished Floor: <b>0</b>	Beds in Basement: <b>0</b> Beds not in Basement: <b>3</b>	5				Door Height: <b>8'</b>
Grand Total: <b>1,932 sq. ft.</b>	Basement: <b>Crawl</b>	6				
		7				
		8				

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

**QUALITY EXECUTIVE HOME BUILT BY KERKHOFF CONSTRUCTION IN 2011. Former Show Home with many upgrades including crown moulding, fenced backyard, sprinkler system, 2 large storage sheds, security system (with Connect2Go smartphone alerts and video cameras) and heated crawl space. Well maintained property with 3 bedrooms, 3 bathrooms and double garage. Bright, open concept main floor featuring built-in entertainment unit, large dining room and kitchen with stainless steel appliances, pantry and granite counter tops. Perfect for entertaining guests inside, on the back patio, or enjoying a campfire in the backyard. Quiet neighbourhood backing onto green space near Brennan Park Community Centre, hiking trails and outdoor adventure. Option to purchase furniture. Call today for a private showing!**





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**Active**  
**R2086287**

Board: V  
House/Single Family

**40425 FRIEDEL CRESCENT**

Squamish  
Garibaldi Highlands  
V0N 1T0

Residential Detached

**\$899,000** (LP)

(SP)



Sold Date: Frontage (feet): **0.10** Original Price: **\$998,000**  
Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1972**  
Depth / Size: Bathrooms: **3** Age: **44**  
Lot Area (sq.ft.): **9,948.00** Full Baths: **2** Zoning: **RS1**  
Flood Plain: **No** Half Baths: **1** Gross Taxes: **\$4,203.59**  
Rear Yard Exp: **Southwest** For Tax Year: **2016**  
Approval Req?: Tax Inc. Utilities?: **No**  
If new, GST/HST inc?: P.I.D.: **007-819-803**  
Tour:  
View: **Yes: TANTALUS RANGE+COAST MTNS**  
Complex / Subdiv: **GARIBALDI HIGHLANDS**  
Services Connected: **Electricity, Sanitary Sewer, Water**

Style of Home: **2 Storey**  
Construction: **Frame - Wood**  
Exterior: **Wood**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
# of Fireplaces: **2**  
Fireplace Fuel: **Gas - Natural**  
Water Supply: **City/Municipal**  
Fuel/Heating: **Forced Air, Natural Gas**  
Outdoor Area: **Fenced Yard, Sundeck(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, Open**  
Dist. to Public Transit:  
Title to Land: **Freehold NonStrata** Dist. to School Bus:  
Property Disc.: **Yes**  
PAD Rental:  
Fixtures Leased: **No** :  
Fixtures Rmvd: **No** :  
Floor Finish:

Legal: **PL VAP14464 LT 14 BLK N DL 511 LD 36**

Amenities:

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18' x 14'7	Below	Storage	15' x 9'			x
Main	Dining Room	11' x 9'9			x			x
Main	Kitchen	17' x 10'5			x			x
Main	Master Bedroom	13'2 x 11'4			x			x
Main	Bedroom	12' x 9'6			x			x
Main	Bedroom	10' x 9'6			x			x
Below	Family Room	17'9 x 15'			x			x
Below	Living Room	12' x 9'			x			x
Below	Kitchen	9' x 5'			x			
Below	Bedroom	10' x 9'			x			

Finished Floor (Main):	<b>1,280</b>	# of Rooms: <b>11</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens: <b>2</b>	1	Main	<b>2</b>	<b>Yes</b>	Barn:
Finished Floor (Below):	<b>1,280</b>	# of Levels: <b>2</b>	2	Main	<b>4</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite: <b>Legal Suite</b>	3	Below	<b>3</b>	<b>No</b>	Pool:
Finished Floor (Total):	<b>2,560 sq. ft.</b>	Crawl/Bsmt. Height:	4				Garage Sz:
Unfinished Floor:	<b>0</b>	Beds in Basement: <b>0</b> Beds not in Basement: <b>4</b>	5				Door Height:
Grand Total:	<b>2,560 sq. ft.</b>	Basement: <b>Full, Partly Finished</b>	6				
			7				
			8				

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

**COVETED location on Friedel Crescent of this wonderful family home on a large private SW exposed 9948 sqft lot. Enjoy amazing Tantalus Range views from the expansive deck off the kitchen and fenced yard. Spacious 2500 sqft offering an expansive living room with large windows & gas f/p, separate dining plus an ideal mortgage helper: a legal one bedroom suite! Family room down opens out onto the backyard. Double carport could be enclosed. Updates include plumbing, hi-efficiency wood burning fireplace, windows, roof, furnace + more. Just a short walk to school, trails+golf course. Mature trees, landscaping + blueberries.**



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**Active**  
**R2120537**

Board: V  
House/Single Family

**2309 GREENWOOD WAY**

Squamish  
Garibaldi Highlands  
V0N 1T0

Residential Detached

**\$899,000** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>0.00</b>	Original Price: <b>\$899,000</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>4</b>	Approx. Year Built: <b>1989</b>
Depth / Size:	Bathrooms:	<b>3</b>	Age: <b>27</b>
Lot Area (sq.ft.): <b>8,400.00</b>	Full Baths:	<b>3</b>	Zoning: <b>RS1</b>
Flood Plain:	Half Baths:	<b>0</b>	Gross Taxes: <b>\$4,203.59</b>
Rear Yard Exp: <b>West</b>			For Tax Year: <b>2016</b>
Approval Req?:			Tax Inc. Utilities?: <b>Yes</b>
If new, GST/HST inc?:			P.I.D.: <b>007-369-166</b>
			Tour: <b>Virtual Tour URL</b>

View: **Yes: 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: **2**  
Fireplace Fuel: **Wood**  
Water Supply: **City/Municipal**  
Fuel/Heating: **Baseboard, Electric, Radiant**  
Outdoor Area: **Sundeck(s)**  
Type of Roof: **Asphalt**

Reno. Year:  
R.I. Plumbing: **No**  
R.I. Fireplaces: **2**

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**  
Parking: **Garage; Double, RV Parking Avail.**

Dist. to Public Transit: **5 BLKS** Dist. to School Bus: **5 BLKS**  
Title to Land: **Freehold NonStrata**

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

Legal: **PL VAP16791 LT 154 BLK Q DL 511 LD 36**

Amenities:

Site Influences:

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16'4 x 13'			x			x
Main	Dining Room	10'8 x 8'8			x			x
Main	Kitchen	14'6 x 10'4			x			x
Main	Master Bedroom	13'4 x 11'7			x			x
Main	Bedroom	11'3 x 9'8			x			x
Main	Bedroom	9'9 x 9'6			x			x
Below	Family Room	16'4 x 13'			x			x
Below	Bedroom	12'10 x 10'2			x			x
Below	Laundry	7' x 4'6			x			
Below	Foyer	13' x 6'8			x			

Finished Floor (Main):	<b>1,265</b>	# of Rooms: <b>10</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens: <b>1</b>	1	Main	<b>3</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>736</b>	# of Levels: <b>2</b>	2	Main	<b>3</b>	<b>Yes</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite:	3	Below	<b>4</b>	<b>No</b>	Pool:
Finished Floor (Total):	<b>2,001 sq. ft.</b>	Crawl/Bsmt. Height:	4				Garage Sz:
Unfinished Floor:	<b>0</b>	Beds in Basement: <b>0</b>	5				Door Height:
Grand Total:	<b>2,001 sq. ft.</b>	Basement: <b>None</b>	6				
		Beds not in Basement: <b>4</b>	7				
			8				

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

**Solid family home on a quiet cul-de-sac in Garibaldi Highlands with potential for a 1 bedroom suite. Features include oak hardwood flooring, 3 brand new bathrooms, new caramel tones entry tile and 2 cozy wood fireplaces. The open kitchen has solid hickory cabinets and lots of counter space for entertaining friends. Master bedroom opens to a 544 sq ft sundeck, great private spot for unwinding at the end of the day. The large sloping yard is beautifully treed and has been opened up to expose west facing views of the Tantalus Range.**



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**Active**  
**R2101587**  
Board: V  
House/Single Family

**41771 DOGWOOD PLACE**

Squamish  
Brackendale  
V0N 1H0

Residential Detached

**\$899,999** (LP)

(SP)



Sold Date: Frontage (feet): **60.00** Original Price: **\$950,000**  
Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **1973**  
Depth / Size: Bathrooms: **3** Age: **43**  
Lot Area (sq.ft.): **7,920.00** Full Baths: **2** Zoning: **RS-2**  
Flood Plain: Half Baths: **1** Gross Taxes: **\$3,619.85**  
Rear Yard Exp: **West** For Tax Year: **2016**  
Approval Req?: Tax Inc. Utilities?: **No**  
If new, GST/HST inc?: P.I.D.: **007-771-061**  
Tour:  
View: :  
Complex / Subdiv:  
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: **2 Storey**  
Construction: **Frame - Wood**  
Exterior: **Stucco, Wood**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations: **Addition** Reno. Year:  
# of Fireplaces: **1** R.I. Plumbing:  
Fireplace Fuel: **Wood** R.I. Fireplaces:  
Water Supply: **City/Municipal**  
Fuel/Heating: **Baseboard, Electric, Forced Air**  
Outdoor Area: **Fenced Yard, Patio(s)**  
Type of Roof: **Asphalt**

Total Parking: **6** Covered Parking: **1** Parking Access:  
Parking: **Garage; Single, 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: **Yes: Projector, screen & TV in LR, TV in bdrm, light in corner LR**  
Floor Finish: **Wall/Wall/Mixed**

Legal: **PL VAP14546 LT 15 BLK 21 LD 36 SEC 23 TWP 50**

Amenities:

Site Influences:

Features: **Clothes Washer/Dryer, Drapes/Window Coverings, Microwave, Refrigerator, Storage Shed, Stove, Windows - Thermo**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Above	Living Room	13'0 x 17'6	Main	Bedroom	16'0 x 8'6			x
Above	Dining Room	7'0 x 9'6	Main	Bedroom	12'0 x 12'0			x
Above	Kitchen	12'0 x 10'0	Main	Kitchen	8'0 x 7'6			x
Above	Master Bedroom	11'0 x 13'0	Main	Laundry	6'0 x 12'0			x
Above	Bedroom	12'0 x 11'0	Main	Foyer	5'0 x 6'6			x
Above	Bedroom	9'5 x 9'0	Main	Storage	7'6 x 6'4			x
Above	Foyer	5'6 x 6'0						x
Above	Den	10'0 x 11'6						x
Main	Family Room	13'0 x 15'0						
Main	Den	10'0 x 9'6						

Finished Floor (Main): **1,338**  
Finished Floor (Above): **954**  
Finished Floor (Below): **0**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **2,292 sq. ft.**  
Unfinished Floor: **0**  
Grand Total: **2,292 sq. ft.**

# of Rooms: **16**  
# of Kitchens: **2**  
# of Levels: **2**  
Suite:  
Crawl/Bsmt. Height:  
Beds in Basement: **0** Beds not in Basement: **5**  
Basement: **Full**

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

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

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

**Macdonald Realty (Squ)**

**DUPLEX ZONED LOT!!! Looking for an opportunity to build a duplex? This lovely street with cul-de-sac is zoned RS2. 3 Bedrooms plus den upstairs, 2 bedrooms plus den on main floor. Tasteful addition to living space since last listed with wood accents. Recent updates include n/g hot water tank, furnace, laminate flooring, finished basement, windows (2008) and roof (half in 2008/ half in 2015), S/S appliances, exterior painted 2015. Beautiful backyard has been levelled and fenced. Lots of sunlight in this neighbourhood. Measurements to be verified by Buyer if deemed important.**



Presented by:  
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**Active**  
**R2099789**

Board: V  
House/Single Family

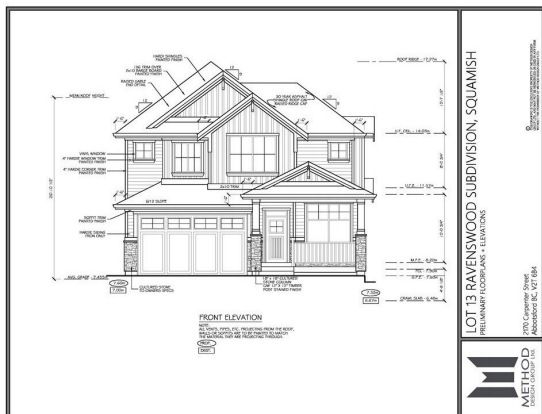
**39244 FALCON CRESCENT**

Squamish  
Brennan Center  
V8B 0V3

Residential Detached

**\$919,900** (LP)

(SP)



Sold Date: Frontage (feet): **45.00** Original Price: **\$919,900**  
Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **2017**  
Depth / Size: Bathrooms: **3** Age: **0**  
Lot Area (sq.ft.): **4,489.77** Full Baths: **2** Zoning: **CD38**  
Flood Plain: **No** Half Baths: **1** Gross Taxes: **\$0.00**  
Rear Yard Exp: **East** For Tax Year: **2016**  
Approval Req?: Tax Inc. Utilities?: **No**  
If new, GST/HST inc?: P.I.D.: **029-749-468**  
Tour:

View: **No :**

Complex / Subdiv:

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

Style of Home: **2 Storey**  
Construction: **Frame - Wood**  
Exterior: **Hardi Plank, Stone, Vinyl**  
Foundation: **Concrete Perimeter**  
Rain Screen: **Full**  
Renovations: **Full**  
# of Fireplaces: **1**  
Fireplace Fuel: **Gas - Natural**  
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: **2** Parking Access: **Front**  
Parking: **Garage; Double**

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

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

Legal: **PL EPP55206 LT 13 LD 36 SEC 2 TWP 50**

Amenities: **None**

Site Influences:

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Microwave, Pantry, Security - RI**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	15' x 10'			x			x
Main	Great Room	15' x 17'6			x			x
Main	Den	8'10 x 9'10			x			x
Main	Dining Room	14'10 x 10'			x			x
Above	Master Bedroom	14'2 x 17'6			x			x
Above	Walk-In Closet	8'4 x 9'8			x			x
Above	Bedroom	11'7 x 10'6			x			x
Above	Bedroom	9'8 x 9'8			x			x
Above	Bedroom	11'7 x 10'6			x			x
		x			x			

Finished Floor (Main): **1,026**  
Finished Floor (Above): **1,123**  
Finished Floor (Below): **0**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **2,149 sq. ft.**  
  
Unfinished Floor: **0**  
Grand Total: **2,149 sq. ft.**

# of Rooms: **9**  
# of Kitchens: **1**  
# of Levels: **2**  
Suite:  
Crawl/Bsmt. Height:  
Beds in Basement: **0** Beds not in Basement: **4**  
Basement: **Crawl**

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

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

Listing Broker(s): **RE/MAX Little Oak Realty (Abbotsford)**

**Your new home search stops here! Don't let this opportunity pass you by- this beautiful new home could be your last chance to buy a brand new home in this beautiful area under \$1M. This custom built home has everything you could ask for- 10 foot ceilings on the main floor, 4 large bedrooms upstairs, top end finishings throughout. You will love the substantial open spaces throughout the home- the large kitchen space for entertaining with quartz counters and a large island that looks out to your guests and vastly open living space. No need for upgrades in this new build with crown moldings throughout- call now and secure your opportunity to live in this spectacular new community.**





Presented by:  
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**Active**  
**R2099792**

Board: V  
House/Single Family

**39226 FALCON CRESCENT**

Squamish  
Brennan Center  
V8B 0V3

Residential Detached

**\$919,900** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>42.00</b>	Original Price: <b>\$919,900</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>4</b>	Approx. Year Built: <b>2017</b>
Depth / Size:	Bathrooms:	<b>3</b>	Age: <b>0</b>
Lot Area (sq.ft.): <b>4,240.00</b>	Full Baths:	<b>2</b>	Zoning: <b>CD38</b>
Flood Plain: <b>No</b>	Half Baths:	<b>1</b>	Gross Taxes: <b>\$0.00</b>
Rear Yard Exp: <b>East</b>			For Tax Year: <b>2016</b>
Approval Req?:			Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?: <b>No</b>			P.I.D.: <b>029-749-484</b>
			Tour:

View: **No :**

Complex / Subdiv:

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

Style of Home: **2 Storey**  
Construction: **Frame - Wood**  
Exterior: **Hardi Plank, Stone, Vinyl**  
Foundation: **Concrete Perimeter**  
Rain Screen: **Full**  
Renovations:  
# of Fireplaces: **1**  
Fireplace Fuel: **Gas - Natural**  
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: **2** Parking Access: **Front**  
Parking: **Add. Parking Avail., Garage; Double**

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

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

Legal: **PL EPP55206 LT 15 LD 36 SEC 2 TWP 50**

Amenities: **None**

Site Influences:

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Microwave, Pantry, Security - RI**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	15' x 9'6			x			x
Main	Dining Room	14'10 x 9'6			x			x
Main	Great Room	15' x 16'2			x			x
Main	Den	8'10 x 9'10			x			x
Above	Master Bedroom	14'2 x 16'			x			x
Above	Walk-In Closet	8'4 x 9'8			x			x
Above	Bedroom	9'8 x 9'8			x			x
Above	Bedroom	10' x 11'			x			x
Above	Bedroom	11' x 10'6			x			x
		x			x			

Finished Floor (Main): **982**  
Finished Floor (Above): **1,118**  
Finished Floor (Below): **0**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **2,100 sq. ft.**  
  
Unfinished Floor: **0**  
Grand Total: **2,100 sq. ft.**

# of Rooms: **9**  
# of Kitchens: **1**  
# of Levels: **2**  
Suite: **None**  
Crawl/Bsmt. Height: **4'8**  
Beds in Basement: **0** Beds not in Basement: **4**  
Basement: **Crawl**

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

Outbuildings  
Barn:  
Workshop/Shed:  
Pool:  
Garage Sz: **18' X 19'2**  
Door Height:

Listing Broker(s): **RE/MAX Little Oak Realty (Abbotsford)**

**Your new home search stops here! Don't let this opportunity pass you by - this beautiful new home could be your last chance to buy a brand new home in this beautiful area under \$1M. This custom built home has everything you could ask for - 10 foot ceilings on the main floor, 4 large bedrooms upstairs, top end finishings throughout. You will love the substantial open space throughout the home - the large kitchen for entertaining with quartz counters and a large island that looks out to your guests and vastly open living spaces. No need for upgrades in this new build with crown moldings throughout - call now and secure your opportunity to live in this spectacular new community.**



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**Active**  
**R2112128**  
Board: V  
House/Single Family

**40750 THUNDERBIRD RIDGE**

Squamish  
Garibaldi Highlands  
V0N 1T0

Residential Detached

**\$923,000** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>78.00</b>	Original Price: <b>\$923,000</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>3</b>	Approx. Year Built: <b>1987</b>
Depth / Size: <b>110</b>	Bathrooms:	<b>2</b>	Age: <b>29</b>
Lot Area (sq.ft.): <b>9,196.00</b>	Full Baths:	<b>2</b>	Zoning: <b>RS1</b>
Flood Plain:	Half Baths:	<b>0</b>	Gross Taxes: <b>\$4,203.59</b>
Rear Yard Exp: <b>East</b>			For Tax Year: <b>2016</b>
Approval Req?:			Tax Inc. Utilities?: <b>Yes</b>
If new, GST/HST inc?:			P.I.D.: <b>004-439-511</b>
			Tour:

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

Style of Home: **1 Storey**  
Construction: **Frame - Wood**  
Exterior: **Wood**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
# of Fireplaces: **1**  
Fireplace Fuel: **Gas - Natural**  
Water Supply: **City/Municipal**  
Fuel/Heating: **Electric, Natural Gas**  
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**  
Dist. to Public Transit: **2** Dist. to School Bus: **3**  
Title to Land: **Freehold NonStrata**  
Property Disc.: **Yes**  
PAD Rental:  
Fixtures Leased: **No** :  
Fixtures Rmvd: **No** :  
Floor Finish: **Mixed**

Legal: **PL VAP16204 LT 285 BLK R DL 512 LD 36 GROUP 1.**

Amenities:

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16' x 18'			x			x
Main	Kitchen	16' x 10'			x			x
Main	Dining Room	14' x 16'			x			x
Main	Master Bedroom	16' x 14'			x			x
Main	Bedroom	12' x 12'			x			x
Main	Bedroom	12' x 10'			x			x
Main	Laundry	10' x 6'			x			x
Main	Foyer	8' x 6'			x			x
Main	Other	20' x 21'			x			x
		x			x			

Finished Floor (Main):	<b>1,785</b>	# of Rooms:	<b>9</b>	Bath		Floor	<b># of Pieces</b>	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens:	<b>1</b>	1	<b>Main</b>	<b>4</b>	<b>Yes</b>		Barn:
Finished Floor (Below):	<b>0</b>	# of Levels:	<b>1</b>	2	<b>Main</b>	<b>4</b>	<b>No</b>		Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite:	<b>Other</b>	3					Pool:
Finished Floor (Total):	<b>1,785 sq. ft.</b>	Crawl/Bsmt. Height:		4					Garage Sz:
		Beds in Basement: <b>0</b>	Beds not in Basement: <b>3</b>	5					Door Height:
Unfinished Floor:	<b>420</b>	Basement:	<b>Crawl, Full</b>	6					
Grand Total:	<b>2,205 sq. ft.</b>			7					
				8					

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

**ONE OF A KIND** home in great Garibaldi Highlands location, solid w/finished living area on one level. Features include bright open floor plan w/vaulted ceilings, gas fireplace, three bedrooms, two full bathrooms, large sundeck on both the front & back of the home. Level fenced yard (lot approx 9196 SF) parking for 6 vehicles, dbl garage plus large crawl space for storage, plus additional unfinished are w/separate entrance for workshop or finish as an above ground inlaw suite. Trail system access nearby; bike or walk to Alice Lake, close to shopping & amenities. Squamish offers an exceptional lifestyle with unlimited recreational pleasures and an easy less costly commute to Vancouver or Whistler.



Presented by:  
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**Active**  
**R2118423**

Board: V  
House/Single Family

**39180 CARDINAL DRIVE**

Squamish  
Brennan Center  
V0N 3G0

Residential Detached

**\$935,000** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>59.00</b>	Original Price: <b>\$935,000</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>3</b>	Approx. Year Built: <b>2016</b>
Depth / Size: <b>IRR</b>	Bathrooms:	<b>3</b>	Age: <b>0</b>
Lot Area (sq.ft.): <b>4,356.00</b>	Full Baths:	<b>2</b>	Zoning: <b>RS-1</b>
Flood Plain:	Half Baths:	<b>1</b>	Gross Taxes: <b>\$1,475.25</b>
Rear Yard Exp:			For Tax Year: <b>2016</b>
Approval Req?:			Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?: <b>No</b>			P.I.D.: <b>029-652-651</b>
			Tour:

View: **Yes: MOUNTAINS**

Complex / Subdiv:

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

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

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

Total Parking: **2** 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: **No** :  
Fixtures Rmvd: **No** :  
Floor Finish: **Laminate, Other, Tile**

Legal: **PL EPP44437 LT 17 LD 36 SEC 2 TWP 50**

Amenities:

Site Influences: **Central Location, Golf Course Nearby, Recreation Nearby, Shopping Nearby**  
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Fireplace Insert, Vacuum Blt. In**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Den	11'4 x 7'6			x			x
Main	Living Room	14'0 x 11'6			x			x
Main	Kitchen	14'0 x 8'8			x			x
Main	Dining Room	14'0 x 10'10			x			x
Main	Mud Room	10'8 x 5'8			x			x
Above	Master Bedroom	14'0 x 13'4			x			x
Above	Bedroom	11'8 x 11'8			x			x
Above	Bedroom	11'6 x 9'0			x			x
Above	Flex Room	19'0 x 9'2			x			
Above	Walk-In Closet	9'10 x 5'9			x			

Finished Floor (Main): **823**  
Finished Floor (Above): **1,075**  
Finished Floor (Below): **0**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **1,898 sq. ft.**  
  
Unfinished Floor: **0**  
Grand Total: **1,898 sq. ft.**

# of Rooms: **10**  
# of Kitchens: **1**  
# of Levels: **2**  
Suite: **None**  
Crawl/Bsmt. Height:  
Beds in Basement: **0** Beds not in Basement: **3**  
Basement: **None**

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

Outbuildings  
Barn:  
Workshop/Shed:  
Pool:  
Garage Sz: **21' x 19'**  
Door Height:

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

**New 3bed/3bath family home under construction in a new community adjacent to Brennan Park Recreation Centre. This Craftsman design is well laid out on a flat lot with beautiful mountain views. Close to outdoor recreation and trail networks. Featuring an exquisite master bedroom with large ensuite & walk-in closet. Huge bonus room or 4th bedroom. Engineered hardwood throughout, cedar deck, superior roofing system. Quite possibly the highest end finished home in the area. Short stroll to transportation, and easy access to restaurants, banks and many local retailers like Extra Foods, Canadian Tire, Wal-Mart, Home Depot, London Drugs, The Brick, Tim Hortons, and schools. 5 mins to Squamish Valley Golf & Country Club. 2-5-10 Warranty.**



Presented by:  
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**Active**  
**R2113535**  
Board: V  
House/Single Family

**42049 BIRKEN ROAD**

Squamish  
Brackendale  
V0N 1H0

Residential Detached

**\$939,000** (LP)

(SP)



Sold Date: Frontage (feet): **100.00** Original Price: **\$969,000**  
Meas. Type: **Feet** Bedrooms: **6** Approx. Year Built: **1977**  
Depth / Size: **120** Bathrooms: **2** Age: **39**  
Lot Area (sq.ft.): **12,000.00** Full Baths: **2** Zoning: **RS2**  
Flood Plain: **No** Half Baths: **0** Gross Taxes: **\$3,841.93**  
Rear Yard Exp: **South** For Tax Year: **2016**  
Approval Req?: Tax Inc. Utilities?: **No**  
If new, GST/HST inc?: P.I.D.: **008-010-510**  
Tour:

View: **Yes: COAST MOUNTAINS**  
Complex / Subdiv: **BRACKENDALE**  
Services Connected: **Electricity, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **1 Storey**  
Construction: **Frame - Wood**  
Exterior: **Aluminum**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations: **Partly**  
# of Fireplaces: **0**  
Fireplace Fuel: **None**  
Water Supply: **City/Municipal**  
Fuel/Heating: **Baseboard, Electric**  
Outdoor Area: **Fenced Yard**  
Type of Roof: **Asphalt, Torch-On**

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

Total Parking: **6** Covered Parking: **2** Parking Access: **Front**  
Parking: **Carport; Single, RV Parking Avail.**

Dist. to Public Transit: **3 BLKS** Dist. to School Bus: **1/2 KM**  
Title to Land: **Freehold NonStrata**

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

Legal: **PL VAP13834 LT 34 LD 36 SEC 22 TWP 50**

Amenities:

Site Influences: **Cul-de-Sac, Private Setting, Private Yard, Recreation Nearby**  
Features: **Clothes Washer/Dryer, Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	10'10 x 18'	Main	Nook	8' x 7'			x
Main	Kitchen	11' x 9'	Main	Master Bedroom	12'7 x 8'9			x
Main	Nook	8' x 7'	Main	Bedroom	10'5 x 7'7			x
Main	Master Bedroom	12'7 x 8'9	Main	Bedroom	13'11 x 8'			x
Main	Bedroom	10'5 x 7'7	Main	Laundry	6' x 6'			x
Main	Bedroom	13'11 x 8'	Main	Storage	10' x 7'6			x
Main	Laundry	6' x 6'			x			x
Main	Storage	10' x 7'6			x			x
Main	Living Room	10'10 x 18'			x			
Main	Kitchen	11' x 9'			x			

Finished Floor (Main): **1,926**  
Finished Floor (Above): **0**  
Finished Floor (Below): **0**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **1,926 sq. ft.**  
  
Unfinished Floor: **0**  
Grand Total: **1,926 sq. ft.**

# of Rooms: **16**  
# of Kitchens: **2**  
# of Levels: **1**  
Suite: **Legal Suite**  
Crawl/Bsmt. Height:  
Beds in Basement: **0** Beds not in Basement: **6**  
Basement: **Crawl, Separate Entry**

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

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

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

**Very clean, well maintained residence with two legal suites, each having 3 bedrooms, 1 full bath, eat-in kitchen, spacious living room, laundry room & carport with storage shed. Updates over the years include windows, roof (2016), flooring, appliances and paint. Property is 12,000sf (100' x 120'), duplex zoned and on a quiet Brackendale cul-de-sac. Excellent investment property (rent potential of \$4000. +/- per month) for the first time buyer, 2 groups wanting to share identical homes or anyone wanting a foothold in the very fast pace Squamish real estate market. A quick 30 minute drive to Whistler or 40 minutes to North Vancouver.**





Presented by:  
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**Active**  
**R2086581**  
Board: V  
House/Single Family

**39152 CARDINAL DRIVE**

Squamish  
Brennan Center  
V0N 1T0

Residential Detached

**\$939,000** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>48.00</b>	Original Price: <b>\$939,000</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>3</b>	Approx. Year Built: <b>2016</b>
Depth / Size: <b>96</b>	Bathrooms:	<b>3</b>	Age: <b>0</b>
Lot Area (sq.ft.): <b>4,621.00</b>	Full Baths:	<b>3</b>	Zoning: <b>RS1</b>
Flood Plain:	Half Baths:	<b>0</b>	Gross Taxes: <b>\$1,519.66</b>
Rear Yard Exp: <b>East</b>			For Tax Year: <b>2016</b>
Approval Req?:			Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:			P.I.D.: <b>029-652-618</b>
			Tour:

View: **Yes: MOUNTAIN VIEWS**

Complex / Subdiv: **RAVENS WOOD**

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

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

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

Total Parking: **4** Covered Parking: **2** Parking Access:  
Parking: **Garage; Double**

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

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

Legal: **PL EPP44437 LT 13 LD 36 SEC 2 TWP 50**

Amenities:

Site Influences: **Central Location, Golf Course Nearby, Recreation Nearby**

Features: **Fireplace Insert, Heat Recov. Vent., Pantry, Security - RI, Smoke Alarm, Sprinkler - Fire, Vacuum R.I., Vaulted Ceiling**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	16' x 16'6			x			x
Main	Dining Room	10' x 14'6			x			x
Main	Great Room	15' x 16'			x			x
Main	Den	9'6 x 11'			x			x
Main	Mud Room	8' x 9'6			x			x
Above	Recreation	11' x 17'			x			x
Above	Master Bedroom	14' x 14'			x			x
Above	Bedroom	10' x 14'			x			x
Above	Bedroom	10' x 14'6			x			x
		x			x			

Finished Floor (Main): **1,250**  
Finished Floor (Above): **1,169**  
Finished Floor (Below): **0**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **2,419 sq. ft.**  
  
Unfinished Floor: **0**  
Grand Total: **2,419 sq. ft.**

# of Rooms: **9**  
# of Kitchens: **1**  
# of Levels: **2**  
Suite: **None**  
Crawl/Bsmt. Height:  
Beds in Basement: **0** Beds not in Basement: **3**  
Basement: **None**

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

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

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

**Three bedroom three bath home of over 2,400 sq.ft. Quality built by one of Squamish's premier builders, Markor Construction. This is the second of only two homes that will be built by Markor in the subdivision. Open concept kitchen and dining areas open into the great room, complete with vaulted ceilings. All tile is heated. Recreation room or bonus room over the garage. Quality wear resistant laminate throughout living areas, carpeted bedrooms. Enjoy morning coffee, sunshine and mountain views from the East facing sundeck and summer BBQ's from the landscaped backyard. A full 2-5-10 warranty.**



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**Active**  
**R2109589**  
Board: V  
House/Single Family

**39220 FALCON CRESCENT**

Squamish  
Brennan Center  
V0N 1T0

Residential Detached

**\$949,000** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>42.65</b>	Original Price: <b>\$949,000</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>3</b>	Approx. Year Built: <b>2016</b>
Depth / Size:	Bathrooms:	<b>3</b>	Age: <b>0</b>
Lot Area (sq.ft.): <b>3,960.00</b>	Full Baths:	<b>2</b>	Zoning: <b>RS1</b>
Flood Plain: <b>No</b>	Half Baths:	<b>1</b>	Gross Taxes: <b>\$1,424.49</b>
Rear Yard Exp:			For Tax Year: <b>2016</b>
Approval Req?:			Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?: <b>No</b>			P.I.D.: <b>029-652-715</b>
			Tour:

View: **Yes: COAST MTNS**  
Complex / Subdiv: **RAVENSWOOD**  
Services Connected: **Community, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

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

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

Total Parking: **4** Covered Parking: Parking Access: **Front**  
Parking: **Add. Parking Avail., Garage; Double**

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

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

Legal: **PL EPP44437 LT 23 LD 36 SEC 2 TWP 50**

Amenities:

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**  
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	11'11 x 16'2			x			x
Main	Dining Room	9'11 x 15'8			x			x
Main	Great Room	14'8 x 16'8			x			x
Main	Den	11'5 x 9'10			x			x
Above	Master Bedroom	13'4 x 16'8			x			x
Above	Bedroom	12' x 13'2			x			x
Above	Bedroom	11'5 x 13'4			x			x
Above	Flex Room	13'2 x 11'4			x			x
		x			x			
		x			x			

Finished Floor (Main): **954**  
Finished Floor (Above): **1,015**  
Finished Floor (Below): **0**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **1,969 sq. ft.**  
  
Unfinished Floor: **0**  
Grand Total: **1,969 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: **Crawl**

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

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

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

**Currently under construction this quality-built home could be yours. The builder has put their extra touches on the home including a heated patio, ICF foundation, and top of the line appliances and finishings. The open concept main floor features a bright and airy great room with oversized windows, high ceilings open to above and stone trimmed gas fireplace. Three bedrooms are located on the upper floor including two great-size bedrooms, bonus room, and a master bedroom with walk-in closet and 5 piece bathroom. Lots of storage with a large crawl space. Set to complete Mid-November.**



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**Active**  
**R2120719**  
Board: V  
House/Single Family

**41738 COTTONWOOD ROAD**

Squamish  
Brackendale  
V0N 1H0

Residential Detached

**\$950,000** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>73.00</b>	Original Price: <b>\$950,000</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>4</b>	Approx. Year Built: <b>9999</b>
Depth / Size: <b>210.00</b>	Bathrooms:	<b>2</b>	Age: <b>999</b>
Lot Area (sq.ft.): <b>16,100.00</b>	Full Baths:	<b>2</b>	Zoning: <b>RS2</b>
Flood Plain:	Half Baths:	<b>0</b>	Gross Taxes: <b>\$3,789.25</b>
Rear Yard Exp:			For Tax Year: <b>2016</b>
Approval Req?:			Tax Inc. Utilities?: <b>Yes</b>
If new, GST/HST inc?:			P.I.D.: <b>027-246-817</b>
			Tour:

View: :

Complex / Subdiv:

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

Style of Home: **2 Storey**  
Construction: **Frame - Wood**  
Exterior: **Stucco**  
Foundation: **Concrete Slab**  
Rain Screen:  
Renovations:  
# of Fireplaces: **1**  
Fireplace Fuel: **Wood**  
Water Supply: **City/Municipal**  
Fuel/Heating: **Natural Gas**  
Outdoor Area: **Fenced Yard**  
Type of Roof: **Asphalt**

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

Total Parking: **8** Covered Parking: **2** Parking Access:  
Parking: **Garage; Double**

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: **No** :  
Floor Finish: **Hardwood, Tile, Wall/Wall/Mixed**

Legal: **PL BCP32922 LT 2 LD 36 SEC 22 TWP 50**

Amenities:

Site Influences:

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Bedroom	11'6 x 10'6			x			x
Main	Bedroom	9' x 13'			x			x
Main	Kitchen	10' x 14'6			x			x
Main	Dining Room	12' x 11'			x			x
Main	Living Room	16' x 16'			x			x
Below	Bedroom	10' x 16'			x			x
Below	Bedroom	11' x 11'5			x			x
Below	Recreation	22' x 12'6			x			x
Below	Laundry	16' x 10'			x			x
		x			x			x

Finished Floor (Main):	<b>1,025</b>	# of Rooms:	<b>9</b>	Bath		Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens:	<b>1</b>	1	<b>Main</b>	<b>3</b>	<b>No</b>		Barn:
Finished Floor (Below):	<b>1,025</b>	# of Levels:	<b>2</b>	2	<b>Below</b>	<b>3</b>	<b>No</b>		Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite:	<b>None</b>	3					Pool:
Finished Floor (Total):	<b>2,050 sq. ft.</b>	Crawl/Bsmt. Height:		4					Garage Sz:
		Beds in Basement: <b>0</b>	Beds not in Basement: <b>4</b>	5					<b>24 X 32</b>
Unfinished Floor:	<b>0</b>	Basement: <b>Fully Finished</b>		6					Door Height:
Grand Total:	<b>2,050 sq. ft.</b>			7					<b>10'</b>
				8					

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

**This large duplex zoned property is 1/3 of an acre and has a great character home, huge detached garage, as well as fruit trees and outbuildings. The home features 4 bedrooms, 2 bathrooms, a spacious living room, wood-burning fireplace and has loads of character; original oak inlay floors, coffered ceilings and bevelled glass windows. Some updates include; roof, windows, gas furnace, h/w tank and more. Configuration of floor plan easily allows for a revenue or in-law suite. Plans for a carriage home above the garage are available. On a quiet street within walking distance to schools, this property is very private and has many possibilities.**



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**Active**  
**R2110396**  
Board: V  
House/Single Family

**4 41488 BRENNAN ROAD**  
Squamish  
Brackendale  
V0N 1H0

Residential Detached  
**\$969,000 (LP)**  
(SP)



Sold Date:	Frontage (feet):	<b>1.00</b>	Original Price: <b>\$998,000</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>4</b>	Approx. Year Built: <b>1995</b>
Depth / Size:	Bathrooms:	<b>3</b>	Age: <b>21</b>
Lot Area (sq.ft.): <b>1.00</b>	Full Baths:	<b>2</b>	Zoning: <b>MF</b>
Flood Plain:	Half Baths:	<b>1</b>	Gross Taxes: <b>\$4,768.30</b>
Rear Yard Exp: <b>South</b>			For Tax Year: <b>2016</b>
Approval Req?: <b>No</b>			Tax Inc. Utilities?:
If new, GST/HST inc?:			P.I.D.: <b>029-168-805</b>
			Tour:

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

Style of Home: **2 Storey**  
Construction: **Frame - Wood**  
Exterior: **Mixed**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations: **Partly**  
# of Fireplaces: **1**  
Fireplace Fuel: **Gas - Natural**  
Water Supply: **City/Municipal**  
Fuel/Heating: **Electric, Forced Air, Natural 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: **2** Parking Access: **Side**  
Parking: **Garage; Double**  
Dist. to Public Transit: **2** Dist. to School Bus: **4**  
Title to Land: **Freehold Strata**  
Property Disc.: **Yes**  
PAD Rental:  
Fixtures Leased: **No**  
Fixtures Rmvd: **No**  
Floor Finish: **Mixed, Wall/Wall/Mixed**

Legal: **PL EPS1240 LT 15 LD 36 SEC 15 TWP 50**

Amenities: **Garden**

Site Influences: **Greenbelt, Recreation Nearby, Shopping Nearby**

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Compactor - Garbage, Fireplace Insert, Garage Door Opener, Hot Tub Spa/Swirlpool**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	16'7 x 11'	Above	Bedroom	10'11 x 9'3			x
Main	Living Room	20'3 x 14'8	Above	Bedroom	15'1 x 11'11			x
Main	Dining Room	11'7 x 10'8	Above	Den	13'11 x 10'7			x
Main	Eating Area	10'7 x 10'4	Above	Family Room	20'5 x 14'6			x
Main	Foyer	8'3 x 6'9	Above	Storage	3'0 x 36'0			x
Main	Laundry	8'5 x 6'11			x			x
Main	Storage	10'5 x 6'4			x			x
Main	Master Bedroom	16'4 x 12'9			x			x
Main	Walk-In Closet	6'11 x 5'7			x			
Main	Bedroom	11'7 x 9'10			x			

Finished Floor (Main):	<b>1,887</b>	# of Rooms: <b>15</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>1,083</b>	# of Kitchens: <b>1</b>	1	Main	<b>4</b>	<b>Yes</b>	Barn:
Finished Floor (Below):	<b>0</b>	# of Levels: <b>2</b>	2	Above	<b>2</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite: <b>None</b>	3	Above	<b>4</b>	<b>No</b>	Pool:
Finished Floor (Total):	<b>2,970 sq. ft.</b>	Crawl/Bsmt. Height:	4				Garage Sz: <b>23'11 X</b>
		Beds in Basement: <b>0</b>	5				Door Height:
Unfinished Floor:	<b>171</b>	Basement: <b>Crawl</b>	6				
Grand Total:	<b>3,141 sq. ft.</b>	Beds not in Basement: <b>4</b>	7				
			8				

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

**Sutton Grp-West Coast Realty**

**WOW FACTOR - SUCH A UNIQUE LOCATION**, this beautiful two-storey home features an incredible setting, nestled on the edge of protected greenspace & woodland trails at your doorstep, terrific open floor plan yet flexible which makes it perfect for most. Large windows w/ lots of natural light, gas fireplace, large kitchen, master on main plus three bedrooms, rec room & loft above. The BEST feature is that maintenance of yard & landscaping, siding, roof, windows are included in the strata fees so you can enjoy your busy lifestyle and unlimited recreational pleasures year round. This is a **MUST SEE** for anyone looking for a unique low maintenance home or **INVESTOR - WELL PRICED AND SELLERS ARE MOTIVATED TO SELL.**





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**Active**  
**R2078523**

Board: V  
House/Single Family

**40371 GARIBALDI WAY**

Squamish  
Garibaldi Estates  
V0N 1T0

Residential Detached

**\$972,000** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>0.00</b>	Original Price: <b>\$1,100,000</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>5</b>	Approx. Year Built: <b>1972</b>
Depth / Size:	Bathrooms:	<b>3</b>	Age: <b>44</b>
Lot Area (sq.ft.): <b>9,833.00</b>	Full Baths:	<b>3</b>	Zoning: <b>RS1</b>
Flood Plain: <b>Yes</b>	Half Baths:	<b>0</b>	Gross Taxes: <b>\$4,332.60</b>
Rear Yard Exp: <b>South</b>			For Tax Year: <b>2015</b>
Approval Req?:			Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:			P.I.D.: <b>009-428-526</b>
			Tour:

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

Style of Home: **2 Storey**  
Construction: **Frame - Wood**  
Exterior: **Wood**  
Foundation: **Concrete Perimeter**  
Rain Screen: **No**  
Renovations: **No**  
# of Fireplaces: **2**  
Fireplace Fuel: **Gas - Natural**  
Water Supply: **City/Municipal**  
Fuel/Heating: **Forced Air, Heat Pump, Natural Gas**  
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**  
Type of Roof: **Torch-On**

Reno. Year: **2013**  
R.I. Plumbing: **Yes**  
R.I. Fireplaces:

Total Parking: **4** Covered Parking: **1** Parking Access: **Front, Side**  
Parking: **Garage; Single, Open, RV Parking Avail.**

Dist. to Public Transit: **near by** 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**

Legal: **PL VAP10396 LT 23 BLK D LD 36 SEC 11 TWP 50**

Amenities: **In Suite Laundry, Workshop Detached**

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

Features: **Air Conditioning, Clothes Washer/Dryer, ClthWsh/Dryr/Frdg/Stve/DW, Dishwasher, Garage Door Opener, Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	13' x 5'9	Below	Bedroom	10'5 x 13'3			x
Main	Living Room	13'2 x 14'5	Below	Foyer	6'9 x 17'10			x
Main	Dining Room	5' x 12'	Below	Porch (enclosed)	15'10 x 7'8			x
Main	Master Bedroom	13'4 x 10'3						x
Main	Bedroom	13' x 9'2						x
Main	Bedroom	13'3 x 10'9						x
Main	Laundry	4'10 x 5'4						x
Below	Living Room	16'5 x 14'						x
Below	Kitchen	9' x 12'8						x
Below	Master Bedroom	14'10 x 11'9						x

Finished Floor (Main):	<b>1,204</b>	# of Rooms: <b>13</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens: <b>2</b>	1	Main	<b>4</b>	<b>Yes</b>	Barn: <b>10' x 12'</b>
Finished Floor (Below):	<b>1,240</b>	# of Levels: <b>2</b>	2	Main	<b>3</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite: <b>Unauthorized Suite</b>	3	Below	<b>3</b>	<b>No</b>	Pool:
Finished Floor (Total):	<b>2,444 sq. ft.</b>	Crawl/Bsmt. Height:	4				Garage Sz:
Unfinished Floor:	<b>0</b>	Beds in Basement: <b>0</b>	5				Door Height:
Grand Total:	<b>2,444 sq. ft.</b>	Basement: <b>Full</b>	6				
		Beds not in Basement: <b>5</b>	7				
			8				

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

**Macdonald Realty (Squ)**

**Remarkable 5 bedroom, 3 bath home in centrally located Garibaldi Estates. This home is extremely well maintained and immaculate with gorgeous bathrooms, stainless steel appliances, new 60 Gal hot water tank, new heat pump (AC), new deck and beautifully landscaped 10,000 sq ft corner lot. Plenty of parking and storage for toys. All this within walking distance of shops and restaurants in Garibaldi Village.**



Presented by:  
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**Active**  
**R2122865**

Board: V  
House/Single Family

**1621 MACDONALD PLACE**

Squamish  
Brackendale  
V0N 1H0

Residential Detached

**\$972,500** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>55.00</b>	Original Price: <b>\$972,500</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>4</b>	Approx. Year Built: <b>1993</b>
Depth / Size: <b>157</b>	Bathrooms:	<b>3</b>	Age: <b>23</b>
Lot Area (sq.ft.): <b>13,755.00</b>	Full Baths:	<b>3</b>	Zoning: <b>R1</b>
Flood Plain:	Half Baths:	<b>0</b>	Gross Taxes: <b>\$4,349.54</b>
Rear Yard Exp:			For Tax Year: <b>2016</b>
Approval Req?:			Tax Inc. Utilities?:
If new, GST/HST inc?:			P.I.D.: <b>061-322-851</b>
			Tour:
View:	:		
Complex / Subdiv:			
Services Connected:	<b>Electricity, Sanitary Sewer, Water</b>		

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

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

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**  
Parking: **Add. Parking Avail., Other, RV Parking Avail.**

Dist. to Public Transit: **3 BLK** Dist. to School Bus: **5 BLK**  
Title to Land: **Freehold NonStrata**

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

Legal: **LOT 11 NORTHWEST 1/4 OF SECTION 14 TOWNSHIP 50 PLAN 22908**

Amenities:

Site Influences: **Recreation Nearby, Waterfront Property**

Features: **Clothes Washer/Dryer, Dishwasher, Jetted Bathtub, Range Top, Refrigerator, Vacuum Blt. In, Windows - Thermo**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15' x 18'	Below	Den	9' x 12'			x
Main	Dining Room	12' x 14'	Below	Kitchen	11' x 10'			x
Main	Kitchen	12' x 12'			x			x
Main	Master Bedroom	13' x 18'			x			x
Main	Bedroom	10' x 10'			x			x
Main	Bedroom	10' x 10'			x			x
Below	Bedroom	9' x 12'			x			x
Below	Family Room	26' x 13'			x			x
Below	Laundry	8' x 14'			x			
Below	Foyer	5' x 12'			x			

Finished Floor (Main): **1,450**  
Finished Floor (Above): **0**  
Finished Floor (Below): **1,050**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **2,500 sq. ft.**  
  
Unfinished Floor: **0**  
Grand Total: **2,500 sq. ft.**

# of Rooms: **12**  
# of Kitchens: **2**  
# of Levels: **2**  
Suite: **Other**  
Crawl/Bsmt. Height:  
Beds in Basement: **0** Beds not in Basement: **4**  
Basement: **Full**

Bath	Floor	# of Pieces	Ensuite?
1	<b>Above</b>	<b>5</b>	<b>Yes</b>
2	<b>Above</b>	<b>4</b>	<b>No</b>
3	<b>Above</b>	<b>4</b>	<b>No</b>
4			
5			
6			
7			
8			

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

Listing Broker(s): **Thornhill Real Estate Group**

**Thornhill Real Estate Group**

**A Jewel Property! Superb family home on a 1/3 acre lot! Lovely 2,5000 sq. ft. home located on a children friendly crescent in Brackendale. This large home includes a big master suite with soaker plus three additional bedrooms, den, sky-lighted kitchen with island and two gas fireplaces. It also includes a huge recreation room with deck which overlooks private rear gardens. Also in-law suite or revenue suite available.**



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**Active**  
**R2088424**  
Board: V  
House/Single Family

**41764 COTTONWOOD ROAD**

Squamish  
Brackendale  
V0N 1H0

Residential Detached

**\$984,000** (LP)

(SP)



Sold Date: Frontage (feet): **98.70** Original Price: **\$1,075,000**  
Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1960**  
Depth / Size: **177/156** Bathrooms: **1** Age: **56**  
Lot Area (sq.ft.): **15,914.00** Full Baths: **1** Zoning: **RS-2**  
Flood Plain: **No** Half Baths: **0** Gross Taxes: **\$3,293.03**  
Rear Yard Exp: **Northwest** For Tax Year: **2015**  
Approval Req?: Tax Inc. Utilities?: **No**  
If new, GST/HST inc?: **No** P.I.D.: **009-188-088**  
Tour:  
View: **Yes: MOUNTAIN VIEW EXTRA LARGE LOT**  
Complex / Subdiv:  
Services Connected: **Electricity, Water**

Style of Home: **1 1/2 Storey**  
Construction: **Frame - Wood**  
Exterior: **Stucco**  
Foundation: **Concrete Perimeter**  
Rain Screen: **No**  
Renovations: **Partly**  
# of Fireplaces: **1**  
Fireplace Fuel: **Wood**  
Water Supply: **City/Municipal**  
Fuel/Heating: **Oil, Wood**  
Outdoor Area: **Fenced Yard, Sundeck(s)**  
Type of Roof: **Asphalt**

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

Total Parking: **3** Covered Parking: **1** Parking Access: **Front, Side**  
Parking: **Carport; Single, DetachedGrge/Carport**

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

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

Legal: **PL VAP10996 LT 2 BLK 28 LD 36 SEC 22 TWP 50**

Amenities: **Garden, Green House**

Site Influences: **Golf Course Nearby, Marina Nearby, Paved Road, Recreation Nearby, Rural Setting, Shopping Nearby**  
Features: **Dishwasher, Drapes/Window Coverings, Fireplace Insert, Refrigerator, Smoke Alarm, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Master Bedroom	13' x 11'6"	Bsmt	Storage	0' x 0'			x
Main	Bedroom	12' x 9'	Bsmt	Cold Room	0' x 0'			x
Main	Kitchen	22' x 12'			x			x
Main	Living Room	17' x 15'			x			x
Above	Bedroom	10' x 16'			x			x
Above	Loft	6' x 8'			x			x
Above	Storage	0' x 0'			x			x
Bsmt	Bedroom	5'10 x 40'			x			x
Bsmt	Workshop	0' x 0'			x			
Bsmt	Laundry	0' x 0'			x			

Finished Floor (Main): **1,160**  
Finished Floor (Above): **400**  
Finished Floor (Below): **0**  
Finished Floor (Basement): **700**  
Finished Floor (Total): **2,260 sq. ft.**  
  
Unfinished Floor: **0**  
Grand Total: **2,260 sq. ft.**

# of Rooms: **12**  
# of Kitchens: **1**  
# of Levels: **3**  
Suite: **None**  
Crawl/Bsmt. Height:  
Beds in Basement: **1** Beds not in Basement: **3**  
Basement: **Full, Partly Finished**

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

Outbuildings  
Barn:  
Workshop/Shed:  
Pool:  
Garage Sz: **20' X 20'**  
Door Height:

Listing Broker(s): **RE/MAX All Points Realty**

**Beautiful 1.5 story home in Brackendale on extra large lot (zoned for duplex) with mountain view. Three bedrooms with loft, 1 bath, large rec room in basement, fireplace, bay window and wrap around sundeck. On bus route, close to bike trails, eagle viewing site, shopping, art gallery, recreation facilities and restaurants.**



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**Active**  
**R2100066**

Board: V  
House/Single Family

**2002 BLUEBIRD PLACE**

Squamish  
Garibaldi Highlands  
V0N 1T0

Residential Detached

**\$998,000** (LP)

(SP)



Sold Date: Frontage (feet): **0.00** Original Price: **\$998,000**  
Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1994**  
Depth / Size: Bathrooms: **3** Age: **22**  
Lot Area (sq.ft.): **7,524.00** Full Baths: **2** Zoning: **RES**  
Flood Plain: Half Baths: **1** Gross Taxes: **\$4,831.77**  
Rear Yard Exp: For Tax Year: **2016**  
Approval Req?: Tax Inc. Utilities?: **No**  
If new, GST/HST inc?: P.I.D.: **018-065-538**  
Tour:

View: **Yes: Mountains**

Complex / Subdiv:

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

Style of Home: **2 Storey w/Bsmt.**  
Construction: **Frame - Wood**  
Exterior: **Wood**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
# of Fireplaces: **2**  
Fireplace Fuel: **Gas - Propane**  
Water Supply: **City/Municipal**  
Fuel/Heating: **Forced Air**  
Outdoor Area: **Patio(s) & Deck(s)**  
Type of Roof: **Wood**

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

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

Legal: **PL LMP8388 LT 9 BLK S DL 511 LD 36**

Amenities:

Site Influences: **Cul-de-Sac, Greenbelt, Private Setting, Private Yard**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'8 x 15'1			x			x
Main	Kitchen	13'2 x 9'6			x			x
Main	Eating Area	10'9 x 7'5			x			x
Main	Den	12' x 12'			x			x
Main	Family Room	12'7 x 16'7			x			x
Main	Foyer	11'7 x 7'6			x			x
Above	Master Bedroom	21'2 x 15'1			x			x
Above	Bedroom	14'5 x 10'4			x			x
Above	Bedroom	13'1 x 9'5			x			
Above	Office	20'5 x 15'6			x			

Finished Floor (Main): **1,140**  
Finished Floor (Above): **1,277**  
Finished Floor (Below): **0**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **2,417 sq. ft.**  
  
Unfinished Floor: **387**  
Grand Total: **2,804 sq. ft.**

# of Rooms: **10**  
# of Kitchens: **1**  
# of Levels: **2**  
Suite:  
Crawl/Bsmt. Height:  
Beds in Basement: **0** Beds not in Basement: **3**  
Basement: **Crawl**

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

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

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

**Don't miss this beautifully updated and exceptionally maintained home located in one of the most desirable neighbourhood in Squamish - Garibaldi Highlands! Situated on a quiet cul-de-sac, this charming & immaculately landscaped 3 - could be 4 - bedroom home backs onto a quiet ravine near green space with many hiking and biking trails. Recently updated with new stainless steel appliances, luxurious carpets, and hardwood floors, this home comes with 2 fireplaces and 2800 sqft of generous space. Two car garage, a large storage area, and a flex space in the basement makes for an added bonus.**





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**Active**  
**R2108794**

Board: V  
House/Single Family

**1109 PLATEAU CRESCENT**

Squamish  
Plateau  
V8B 0C2

Residential Detached

**\$998,000** (LP)

(SP)



Sold Date: Frontage (feet): **0.00** Original Price: **\$998,000**  
Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1995**  
Depth / Size: Bathrooms: **3** Age: **21**  
Lot Area (sq.ft.): **10,226.00** Full Baths: **2** Zoning: **RS1**  
Flood Plain: **No** Half Baths: **1** Gross Taxes: **\$3,721.38**  
Rear Yard Exp: For Tax Year: **2016**  
Approval Req?: Tax Inc. Utilities?: **No**  
If new, GST/HST inc?: P.I.D.: **007-198-817**  
Tour:  
  
View: **Yes: Chief, mountains**  
Complex / Subdiv: **Plateau**  
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:  
# of Fireplaces: **1**  
Fireplace Fuel: **Electric, Wood**  
Water Supply: **City/Municipal**  
Fuel/Heating: **Forced Air, Natural Gas**  
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**  
Type of Roof: **Asphalt**

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

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

Legal: **PL VAP18201 LT 9 BLK 22 DL 515 LD 36**

Amenities: **Swirlpool/Hot Tub**

Site Influences: **Central Location, Greenbelt, Marina Nearby, Private Setting, Ski Hill Nearby, Treed**  
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Hot Tub Spa/Swirlpool, Vaulted Ceiling**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'75 x 14'3			x			x
Main	Dining Room	10'75 x 12'25			x			x
Main	Kitchen	15' x 12'			x			x
Main	Family Room	15' x 13'			x			x
Main	Laundry	6'5 x 7'2			x			x
Above	Master Bedroom	15' x 11'5			x			x
Above	Walk-In Closet	11'5 x 5'3			x			x
Above	Bedroom	9'75 x 10'			x			x
Above	Bedroom	9'5 x 9'4			x			
Above	Games Room	16' x 15'			x			

Finished Floor (Main): **955**  
Finished Floor (Above): **990**  
Finished Floor (Below): **0**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **1,945 sq. ft.**  
  
Unfinished Floor: **0**  
Grand Total: **1,945 sq. ft.**

# of Rooms: **10**  
# of Kitchens: **1**  
# of Levels: **2**  
Suite: **Other**  
Crawl/Bsmt. Height:  
Beds in Basement: **0** Beds not in Basement: **3**  
Basement: **Crawl**

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

Outbuildings  
Barn:  
Workshop/Shed:  
Pool:  
Garage Sz: **18.5 X 21**  
Door Height:

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

**Macdonald Realty (Squ)**

**Architecturally conceived to perfectly take advantage of this rare property on quiet Plateau Crescent, this ideal family home boasts a tree house like setting with incredible mountain views including the Tantalus range, and the Stawamus Chief. The house is perched high up on Plateau Crescent above a babbling creek, affording it a private and natural environment with all day sun, while being located a short walk from Valleycliffe Elementary, Squamish General Hospital, and perfectly accessible to amenities and the endless trail network that Squamish is famous for. The house features vaulting ceilings, a flat driveway, 3 bedrooms plus a large Games Room. Book your tour today.**



Presented by:  
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**Active**  
**R2104714**

Board: V  
House/Single Family

**38618 CHERRY DRIVE**

Squamish  
Valleycliffe  
V8B 0C2

Residential Detached

**\$999,000** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>0.10</b>	Original Price: <b>\$1,100,000</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>3</b>	Approx. Year Built: <b>2005</b>
Depth / Size:	Bathrooms:	<b>3</b>	Age: <b>11</b>
Lot Area (sq.ft.): <b>8,299.00</b>	Full Baths:	<b>3</b>	Zoning: <b>RS1</b>
Flood Plain:	Half Baths:	<b>0</b>	Gross Taxes: <b>\$4,641.39</b>
Rear Yard Exp: <b>North</b>			For Tax Year: <b>2016</b>
Approval Req?:			Tax Inc. Utilities?:
If new, GST/HST inc?:			P.I.D.: <b>024-458-350</b>
			Tour:
View:	<b>Yes: STAWAMUS CHIEF &amp; COASTAL MOUNT</b>		
Complex / Subdiv:	<b>RAVENS PLATEAU</b>		
Services Connected:	<b>Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water</b>		

Style of Home: **2 Storey**  
Construction: **Frame - Wood**  
Exterior: **Hardi Plank, Mixed**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations: **Other**  
# of Fireplaces: **2**  
Fireplace Fuel: **Gas - Natural**  
Water Supply: **City/Municipal**  
Fuel/Heating: **Baseboard, Natural Gas**  
Outdoor Area: **Fenced Yard, Patio(s) & Deck(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**  
Dist. to Public Transit: **2 BLKS** Dist. to School Bus: **3 BLKS**  
Title to Land: **Freehold NonStrata**  
Property Disc.: **Yes**  
PAD Rental:  
Fixtures Leased: **No**  
Fixtures Rmvd: **:**  
Floor Finish: **Hardwood, Mixed, Tile**

Legal: **PL LMP41372 LT 24 DL 515 LD 36**

Amenities:

Site Influences: **Recreation Nearby**

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Fireplace Insert, Free Stand F/P or Wdstove, Garage Door Opener, Hot Tub**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	19' x 14'6	Above	Walk-In Closet	5' x 5'			x
Main	Dining Room	11'6 x 13'			x			x
Main	Kitchen	10' x 13'			x			x
Main	Foyer	6' x 8'			x			x
Main	Mud Room	7' x 7'			x			x
Above	Master Bedroom	15'1 x 13'4			x			x
Above	Bedroom	11'2 x 9'8			x			x
Above	Bedroom	12'6 x 9'			x			x
Above	Flex Room	19'4 x 14'			x			
Above	Walk-In Closet	7'6 x 6'			x			
Finished Floor (Main):	<b>850</b>	# of Rooms: <b>11</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings	
Finished Floor (Above):	<b>1,275</b>	# of Kitchens: <b>1</b>	1	Main	<b>3</b>	<b>No</b>	Barn:	
Finished Floor (Below):	<b>0</b>	# of Levels: <b>2</b>	2	Above	<b>4</b>	<b>No</b>	Workshop/Shed:	
Finished Floor (Basement):	<b>0</b>	Suite:	3	Above	<b>5</b>	<b>Yes</b>	Pool:	
Finished Floor (Total):	<b>2,125 sq. ft.</b>	Crawl/Bsmt. Height: <b>5'</b>	4				Garage Sz: <b>19'6 X 29</b>	
Unfinished Floor:	<b>0</b>	Beds in Basement: <b>0</b> Beds not in Basement: <b>3</b>	5				Door Height:	
Grand Total:	<b>2,125 sq. ft.</b>	Basement: <b>Crawl</b>	6					
			7					
			8					

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

**Situated in Ravens Plateau on sunny Cherry Drive with green space in back and amazing mountains views ! These original owners have done a number of thoughtful upgrades - gas range and stainless appliances in well designed open concept kitchen with granite and wood cabinetry. Heated floors in entry and mudroom as well as powder room and 5 piece ensuite. Extended trex decking front and back...back with hot tub and entertainment area. Oversized garage (30 ft. deep!) and 5 foot crawlspace for storage. 3 bedrooms and huge bonus room with 2nd gas fireplace up.... 3 full baths - main floor powder room has a shower with mudroom access. open floor plan with real wood floors and river rock fireplace on main.**



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**Active**  
**R2116091**  
Board: V  
House/Single Family

**38633 CHERRY DRIVE**

Squamish  
Valleycliffe  
V8B 0A9

Residential Detached

**\$999,000** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>60.00</b>	Original Price: <b>\$1,030,000</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>5</b>	Approx. Year Built: <b>2004</b>
Depth / Size: <b>127</b>	Bathrooms:	<b>4</b>	Age: <b>12</b>
Lot Area (sq.ft.): <b>8,740.00</b>	Full Baths:	<b>4</b>	Zoning: <b>RS1</b>
Flood Plain:	Half Baths:	<b>0</b>	Gross Taxes: <b>\$4,470.09</b>
Rear Yard Exp: <b>Southwest</b>			For Tax Year: <b>2016</b>
Approval Req?:			Tax Inc. Utilities?: <b>Yes</b>
If new, GST/HST inc?:			P.I.D.: <b>024-458-473</b>
			Tour:

View: **Yes: STWAMUS PROVINCIAL PARK**  
Complex / Subdiv: **RAVENS PLATEAU**  
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **2 Storey**  
Construction: **Frame - Wood**  
Exterior: **Mixed**  
Foundation: **Concrete Slab**  
Rain Screen:  
Renovations:  
# of Fireplaces: **1**  
Fireplace Fuel: **Electric**  
Water Supply: **City/Municipal**  
Fuel/Heating: **Electric**  
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: **Garage; Double, Open, 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: **Mixed**

Legal: **PL LMP41372 LT 36 DL 515 LD 36 GROUP 1, EP LMP41386.**

Amenities:

Site Influences: **Recreation Nearby**

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Refrigerator, Stove, Vacuum Blt. In**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Above	Living Room	16'10 x 12'1	Main	Den	7'6 x 7'5			x
Above	Dining Room	13'1 x 11'	Main	Kitchen	7'10 x 15'1			x
Above	Kitchen	9'8 x 12'10	Main	Living Room	10' x 15'1			x
Above	Family Room	16'7 x 11'10	Main	Bedroom	11'9 x 9'10			x
Above	Master Bedroom	15'10 x 11'9	Main	Family Room	16'0 x 11'10			x
Above	Walk-In Closet	6'7 x 6'7	Main	Foyer	8'9 x 6'4			x
Above	Bedroom	13'6 x 11'10			x			x
Above	Bedroom	10' x 9'10			x			x
Main	Bedroom	11'9 x 10'9			x			
Main	Laundry	11'9 x 9'10			x			

Finished Floor (Main): **1,781**  
Finished Floor (Above): **1,486**  
Finished Floor (Below): **0**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **3,267 sq. ft.**  
  
Unfinished Floor: **0**  
Grand Total: **3,267 sq. ft.**

# of Rooms: **16**  
# of Kitchens: **2**  
# of Levels: **2**  
Suite: **Other**  
Crawl/Bsmt. Height:  
Beds in Basement: **0** Beds not in Basement: **5**  
Basement: **None**

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

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

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

**Sutton Grp-West Coast Realty**

**INVESTOR ALERT;** custom built 6 bdrm/3 bath home w/BEST LOCATION, features amazing views of the Stawamus Chief. Great design, w/master suite and two beds above, living, family, dining & lrg kitchen incl maple cabinets & free-standing island, main floor features add bdrm, den and laundry plus large ground level suite, w/sep entrance, plenty of storage, double car garage & central vac in a great family oriented neighborhood & panoramic views of the mountains. A short walk to schools, transit & 150K woodland trail system for biking, hiking enthusiasts. PERFECT as an INVESTMENT or for personal use.



Presented by:  
**Nikki Cvitanovic**

RE/MAX Select Realty  
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nikkic@remax.net



**Active**  
**R2093916**  
Board: V  
House/Single Family

**2019 BALSAM WAY**

Squamish  
Valleycliffe  
V8B 0C2

Residential Detached

**\$999,900** (LP)

(SP)



Sold Date: Frontage (feet): **0.00** Original Price: **\$1,150,000**  
Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **2004**  
Depth / Size: Bathrooms: **3** Age: **12**  
Lot Area (sq.ft.): **9,311.00** Full Baths: **2** Zoning: **RS1**  
Flood Plain: **Yes** Half Baths: **1** Gross Taxes: **\$4,533.53**  
Rear Yard Exp: **East** For Tax Year: **2016**  
Approval Req?: Tax Inc. Utilities?: **No**  
If new, GST/HST inc?: P.I.D.: **024-458-520**  
Tour:  
  
View: **Yes: The Chief**  
Complex / Subdiv: **Raven's Plateau**  
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: **2 Storey**  
Construction: **Frame - Wood**  
Exterior: **Hardi Plank**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
# of Fireplaces: **1**  
Fireplace Fuel: **Gas - Natural**  
Water Supply: **City/Municipal**  
Fuel/Heating: **Baseboard, Electric**  
Outdoor Area: **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: **Garage; Double**  
  
Dist. to Public Transit:  
Title to Land: **Freehold NonStrata** Dist. to School Bus: **2 Blocks**  
  
Property Disc.: **Yes**  
PAD Rental:  
Fixtures Leased: **No** :  
Fixtures Rmvd: :  
Floor Finish:

Legal: **PL LMP41372 LT 41 DL 515 LD 36**

Amenities:

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

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	9'10 x 7'5			x			x
Main	Living Room	19'0 x 16'0			x			x
Main	Dining Room	14'5 x 8'2			x			x
Main	Laundry	7'0 x 5'0			x			x
Main	Foyer	9'10 x 6'3			x			x
Above	Master Bedroom	13'3 x 15'0			x			x
Above	Bedroom	11'5 x 9'8			x			x
Above	Bedroom	9'0 x 12'5			x			x
Above	Recreation	19'9 x 14'0			x			
Above	Walk-In Closet	7'5 x 6'0			x			

Finished Floor (Main):	<b>882</b>	# of Rooms:	<b>10</b>	Bath		Floor		# of Pieces		Ensuite?		Outbuildings
Finished Floor (Above):	<b>1,259</b>	# of Kitchens:	<b>1</b>	1		Main		<b>2</b>		<b>No</b>		Barn:
Finished Floor (Below):	<b>0</b>	# of Levels:	<b>2</b>	2		Above		<b>4</b>		<b>No</b>		Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite:		3		Above		<b>4</b>		<b>Yes</b>		Pool:
Finished Floor (Total):	<b>2,141 sq. ft.</b>	Crawl/Bsmt. Height:		4								Garage Sz:
Unfinished Floor:	<b>0</b>	Beds in Basement: <b>0</b>	Beds not in Basement: <b>3</b>	5								Door Height:
Grand Total:	<b>2,141 sq. ft.</b>	Basement: <b>Crawl</b>		6								
				7								
				8								

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

**Macdonald Realty (Squ)**

**Located by an expansive trail network, this home has 3 bedrooms, 2 1/2 bathrooms, and offers a lovely open floor plan with the kitchen, living and dining rooms on the main floor and the bedrooms and a large rec room upstairs. Features include stainless steel appliances, granite counter tops, gas fireplace plus carpets and tile throughout. There is also a large double car garage and crawl space. Outside, enjoy the hot tub, views of The Chief, lush gardens with built-in sprinkler, large sun decks, patios and room to play. The property is large enough to build a carriage house or a sizeable addition.**