



Presented by:  
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**Active**  
**R2006559**

Board: V  
House/Single Family

**5635 RUTHERFORD ROAD**

Sunshine Coast  
Halfmn Bay Secret Cv Redroofs  
V0N 1Y1

Residential Detached

**\$969,000** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>0.00</b>	Original Price: <b>\$999,900</b>
Depth / Size (ft.): <b>0</b>	Bedrooms:	<b>6</b>	Approx. Year Built: <b>1973</b>
Lot Area (sq.ft.): <b>19,118.00</b>	Bathrooms:	<b>4</b>	Age: <b>42</b>
Flood Plain:	Full Baths:	<b>4</b>	Zoning: <b>R2</b>
Rear Yard Exp:	Half Baths:	<b>0</b>	Gross Taxes: <b>\$5,359.00</b>
Approval Req?:			For Tax Year: <b>2015</b>
If new, GST/HST inc?:			Tax Inc. Utilities?:
			P.I.D.: <b>007-228-538</b>

View: **Yes: OCEAN VIEW HALFMOON BAY**

Complex / Subdiv:

Services Connected: **Electricity, Natural Gas, Septic**

Style of Home: **2 Storey w/Bsmt., 3 Level Split**

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, Hot Water**

Outdoor Area: **Balcny(s) Patio(s) Dck(s)**

Type of Roof: **Asphalt**

Reno. Year:

R.I. Plumbing:

R.I. Fireplaces:

Total Parking: **5** Covered Parking:

Parking: **Open, RV Parking Avail.**

Parking Access: **Front**

Dist. to Public Transit:

Dist. to School Bus:

Title to Land: **Freehold NonStrata**

Seller's Interest: **Court Ordered Sale**

Property Disc.: **No**

PAD Rental:

Fixtures Leased: **No :**

Fixtures Rmvd: **No :**

Floor Finish: **Hardwood, Mixed, Tile**

Legal: **LOT 2 BLOCK A DISTRICT LOT 1638 PLAN 18135**

Amenities:

Site Influences: **Cul-de-Sac, Private Setting, Recreation Nearby, Rural Setting, Shopping Nearby, Waterfront Property**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	17'6 x 13'6	Below	Bedroom	11'10 x 8'7			x
Main	Dining Room	15'10 x 8'9	Below	Bedroom	14' x 10'3			x
Main	Living Room	18' x 14'	Below	Office	12'10 x 10'			x
Main	Bedroom	11'9 x 9'9			x			x
Main	Master Bedroom	15'8 x 13'4			x			x
Main	Bedroom	12' x 8'			x			x
Below	Master Bedroom	22' x 12'2			x			x
Below	Recreation	20'4 x 12'			x			x
Below	Solarium	41'9 x 6'8			x			
Below	Laundry	11'10 x 11'			x			

Finished Floor (Main): **1,825**  
Finished Floor (Above): **640**  
Finished Floor (Below): **850**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **3,315 sq. ft.**

Unfinished Floor: **0**  
Grand Total: **3,315 sq. ft.**

# of Rooms: **13**  
# of Kitchens: **1**  
# of Levels: **2**  
Suite:  
Crawl/Bsmt. Height:  
Beds in Basement: **0** Beds not in Basement: **6**  
Basement: **Fully Finished**

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

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

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

**5635 - 5641 RUTHERFORD. Desirable sheltered bay waterfront featuring 3300 sq ft split level home, 6 bedrooms, 4 bathrooms, boasts vaulted ceilings, skylights, rock fireplace, big island kitchen, large decks and patios to enjoy waterfront living, and entertaining. Located at end of quiet cul-de-sac, this home and property has a vacation home feel. Palm trees, waterfront, beach, in-ground pool,, detached shop/boathouse with 1 bedroom suite above, lots of deck space. Municipal water, septic, open parking, paved driveway, stamped concrete patio around pool. Some TLC to property and home required.**