



Presented by:  
**Luis Ayala PREC\***  
 Sutton Group West Coast Realty  
 Phone: 604-551-4418 Cell: 604-551-4418  
 Email: [layala@sutton.com](mailto:layala@sutton.com)  
 Website: [www.luisayala.ca](http://www.luisayala.ca)



Sunshine Coast, Pender Harbour Egmont  
**12755 LAGOON RD, VON 2H1**

**MLS# V1110285**

Residential Detached  
**Active**



List Price: \$169,900 Previous Price:  
 Original Price: \$169,900

Complex/Subdiv:

Frontage: 80.00 ft	Bedrooms: 2	PID: 017-807-611
Depth/Size: IRR	Bathrooms: 1	Type: House/Single Family
Lot Area SqFt: 0	Full Baths: 1	Approx Yr Blt: 9999
Rear Yard Exp:	Half Baths: 0	Age at List Date: 999
Meas Type: Feet	If New GST/HST Incl:	Taxes: \$1,159 (2014)
Flood Plain:	Zoning: R3A	

View:  
 Serv. Connected: Electricity, Septic, Water

Style of Home: 1 Storey	Total Parking: 2	Covered Parking: 1
Construction: Frame - Wood	Parking Access: Side	
Foundation: Concrete Perimeter	Parking Facilities: Garage; Single, Open	
Exterior: Wood		
Rainscreen:	R/I Plumbing:	Dist to Public Trans:
Type of Roof: Metal		Dist to School Bus:
Renovations:	Reno Year:	Possession:
Flooring: Laminate, Wall/Wall/Mixed		Title to Land: Freehold NonStrata
Water Supply: City/Municipal		Seller's Interest: Court Ordered Sale
Heat/Fuel: Baseboard, Electric		Mortgage Info: \$0
No. of Fireplaces: 0	R/I Fireplaces:	Property Disclosure: N - COURT ORDER SALE
Fireplace Fuel:		Out Buildings:
Outdoor Area: Patio(s)		
Pad Rental:		
Fixtures Leas: N		
Fixt Removed:		

Legal: PL 15232 LT 1 BLK 60 DL 1023 LD 36 GROUP 1.  
 Amenities: Garden  
 Site Influences: Central Location, Marina Nearby, Recreation Nearby, Shopping Nearby  
 Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	19'3 X 11'4			X			X
Main F.	Kitchen	12' X 8'			X			X
Main F.	Den	11'2 X 7'9			X			X
Main F.	Bedroom	11'3 X 8'10			X			X
Main F.	Bedroom	13'6 X 13'3			X			X
Main F.	Laundry	7'7 X 4'6			X			X
		X			X			X
		X			X			X
		X			X			X
		X			X			X

<b>Floor Area (SqFt):</b>		<b>Bathrooms</b>
Main Floor Area SqFt: 1,196	Total # Rooms: 6	1 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt: 0	# Kitchens: 1	2
Finished Floor Down: 0	Finished Levels: 1	3
Finished Floor Bsmt SqFt: 0	Crawl/Bsmt Height:	4
Total Finished Floor SqFt: 1,196	Basement Area: Crawl, None	5
		6
Unfinished Floor: 0	Suite: None	7
Grand Total Floor Area: 1,196		8

Listing Broker(s): RE/MAX Oceanview Realty

Located in the heart of Madeira Park on a popular road and only minutes to all the amenities of town. Walk to the shopping plaza, artizen shops and marina. This two bedroom plus den and 1 full bath home is situated on a private level sunny lot, partly fenced with large front and rear yards. Kitchen is open to spacious dining and living area with access to the front patio. Separate laundry in the entry area with some storage. Single garage has extra space for storage. Great potential for the first time buyer with a bit of care.



Presented by:  
**Luis Ayala PREC\***  
 Sutton Group West Coast Realty  
 Phone: 604-551-4418 Cell: 604-551-4418  
 Email: [layala@sutton.com](mailto:layala@sutton.com)  
 Website: [www.luisayala.ca](http://www.luisayala.ca)



Sunshine Coast, Pender Harbour Egmont  
**12586 CHRIS WY, VON 2H0**

**MLS# V1097774**

Residential Detached  
**Active**



List Price:	\$169,900	Previous Price:	
		Original Price:	\$169,900
Complex/Subdiv:			
Frontage:	70.00 ft	Bedrooms:	1
Depth/Size:	169	Bathrooms:	1
Lot Area SqFt:	11,200	Full Baths:	1
Rear Yard Exp:		Half Baths:	0
Meas Type:	Feet	If New GST/HST Incl:	
Flood Plain:	No	Zoning:	R2
View:	N		
Serv. Connected:	Electricity, Septic		
PID:	009-531-190	Type:	House/Single Family
Approx Yr Blt:	9999	Age at List Date:	999
Taxes:	\$934 (2014)		

Style of Home:	1 Storey, Rancher/Bungalow	Total Parking:	3	Covered Parking:	
Construction:	Frame - Wood	Parking Access:	Front, Rear		
Foundation:	Concrete Block	Parking Facilities:	Open, RV Parking Avail.		
Exterior:	Wood				
Rainscreen:		R/I Plumbing:		Dist to Public Trans:	
Type of Roof:	Other			Possession:	
Renovations:		Reno Year:		Title to Land:	Freehold NonStrata
Flooring:	Hardwood, Mixed			Seller's Interest:	Registered Owner
Water Supply:	Community			Mortgage Info:	\$0
Heat/Fuel:	Electric, Wood				
No. of Fireplaces:	1	R/I Fireplaces:		Property Disclosure:	Y
Fireplace Fuel:	Wood			Out Buildings:	
Outdoor Area:	Sundeck(s)				
Pad Rental:					
Fixtures Leas:	N				
Fixt Removed:					

Legal: PL VAP10037 LT 25 BLK A DL 1392 LD 36  
 Amenities: Garden, Storage  
 Site Influences: Lane Access, Marina Nearby, Private Setting, Paved Road, Recreation Nearby, Shopping Nearby  
 Features Incl: Clothes Washer/Dryer, Free Standing F/P or Woodstove, Refrigerator, Stove

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	18' X 9'			X			X
Main F.	Dining	12' X 7'			X			X
Main F.	Bedroom	10' X 10'			X			X
Main F.	Kitchen	6' X 4'			X			X
Main F.	Utility	5' X 3'			X			X
		X			X			X
		X			X			X
		X			X			X
		X			X			X
		X			X			X

<u>Floor Area (SqFt):</u>			<u>Bathrooms</u>	
Main Floor Area SqFt:	480	Total # Rooms:	5	1 3 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt:	0	# Kitchens:	1	2
Finished Floor Down:	0	Finished Levels:	1	3
Finished Floor Bsmt SqFt:	0	Crawl/Bsmt Height:		4
Total Finished Floor SqFt:	480	Basement Area:	Crawl, Part	5
				6
Unfinished Floor:	0	Suite:	None	7
Grand Total Floor Area:	480			8

Listing Broker(s): Royal LePage Sunshine Coast

Perfect cottage for the summer or easy year-round living, investment? Charming 1 bedroom home with cozy wood stove on gradual sloped large lot. Access from 2 streets, perfect for a shop/garage down below. Crawl space for storage. Short stroll to the local beach at Bargain Harbour, which also has a boat launch. Close to shopping and recreation. A fantastic opportunity, buy now and enjoy all the Sunshine Coast has to offer. Build when you're ready.



Presented by:  
**Luis Ayala PREC\***  
 Sutton Group West Coast Realty  
 Phone: 604-551-4418 Cell: 604-551-4418  
 Email: [layala@sutton.com](mailto:layala@sutton.com)  
 Website: [www.luisayala.ca](http://www.luisayala.ca)



Pemberton, Birken

**MLS# V1102943**

Residential Detached

**2932 BIRKEN LN, VON 1L0**

**Active**



List Price:	\$175,000	Previous Price:	
		Original Price:	\$175,000
Complex/Subdiv:			
Frontage:		Bedrooms:	2
Depth/Size:		Bathrooms:	1
Lot Area SqFt:	0	Full Baths:	1
Rear Yard Exp:		Half Baths:	0
Meas Type:	Feet	If New GST/HST Incl:	
Flood Plain:	Yes	Zoning:	R-1
View:	Y - MOUNTAINS		
Serv. Connected:	Septic, Electricity, Water		
PID:	004-525-493	Type:	House/Single Family
Approx Yr Blt:	1972	Age at List Date:	43
Taxes:	\$787 (2014)		

Style of Home:	1 Storey	Total Parking:	4	Covered Parking:	
Construction:	Manufactured/Mobile	Parking Access:			
Foundation:	Concrete Perimeter	Parking Facilities:	Det.Grge/Carport, Open		
Exterior:	Aluminum	R/I Plumbing:		Dist to Public Trans:	
Rainscreen:		Reno Year:		Possession:	
Type of Roof:	Metal	Title to Land:	Freehold NonStrata		
Renovations:		Seller's Interest:	Registered Owner		
Flooring:	Vinyl/Linoleum	Mortgage Info:	\$0		
Water Supply:	Well - Drilled	Property Disclosure:	Y		
Heat/Fuel:	Forced Air, Wood	Out Buildings:	/Workshop Sz: 20X20		
No. of Fireplaces:	0				
Fireplace Fuel:					
Outdoor Area:	Sundeck(s)				
Pad Rental:					
Fixtures Leas:	N				
Fixt Removed:					

Legal:	PL KAP28625 LT 2 DL 1250 LD 27 3242.
Amenities:	
Site Influences:	Cleared, Cul-de-Sac, Paved Road, Private Setting, Shopping Nearby
Features Incl:	Clothes Washer, Free Standing F/P or Woodstove, Refrigerator, Stove

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	11' X 14'			X			X
Main F.	Dining	7' X 8'			X			X
Main F.	Kitchen	8' X 8'			X			X
Main F.	Pantry	7' X 2'1			X			X
Main F.	Foyer	8' X 1'1			X			X
Main F.	Master Bedroom	7' X 11'			X			X
Main F.	Bedroom	7' X 8'			X			X
Below	Cold Room	6' X 11'			X			X
		X			X			
		X			X			

<u>Floor Area (SqFt):</u>		<u>Bathrooms</u>	
Main Floor Area SqFt:	1,032	Total # Rooms:	8
Finished Floor Up SqFt:	0	# Kitchens:	1
Finished Floor Down:	0	Finished Levels:	1
Finished Floor Bsmt SqFt:	0	Crawl/Bsmt Height:	6'
Total Finished Floor SqFt:	1,032	Basement Area:	Crawl
Unfinished Floor:	0	Suite:	
Grand Total Floor Area:	1,032		

Listing Broker(s): Whistler Real Estate Co. Ltd.

Minutes away from Gates Lake and 25 minutes from the town of Pemberton, this affordable property and home has a separate garage with work studio. The half-acre yard has a greenhouse and southern exposure for an excellent growing area. Walk out your backyard to many trails and back country access for winter and summer activities. Property is fenced and gated situated in a cul-de-sac. Home has been well maintained with a recent new pump for the existing drilled well. This is a quite peaceful area with stellar mountain views of Birkenhead. Contact today for more information.