



Presented by:

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**Active**  
**R2834657**  
Board: V  
House/Single Family

**23 BRACKEN PARKWAY**

Squamish  
Brackendale  
V0N 1T0

Residential Detached

**\$1,048,000** (LP)

(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$1,088,000**  
Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1969**  
Frontage(feet): **0.00** Bathrooms: **2** Age: **55**  
Frontage(metres): Full Baths: **2** Zoning: **RMH-2**  
Depth / Size: Half Baths: **0** Gross Taxes: **\$3,483.87**  
Lot Area (sq.ft.): **8,750.00** Rear Yard Exp: For Tax Year: **2023**  
Lot Area (acres): **0.20** P.I.D.: **007-694-482** Tax Inc. Utilities?: **No**  
Flood Plain: Tour: **Virtual Tour URL**  
View: **Yes: Mountains**  
Complex/Subdiv: **Brackendale**  
First Nation Reserve:  
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**  
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **1 Storey, Rancher/Bungalow**  
Construction: **Frame - Wood**  
Exterior: **Wood**  
Foundation: **Concrete Perimeter**  
Renovations: **Addition, Partly**  
# of Fireplaces: **1** R.I. Fireplaces: **0**  
Fireplace Fuel: **Electric**  
Fuel/Heating: **Forced Air, Natural Gas**  
Outdoor Area: **Patio(s)**  
Type of Roof: **Asphalt**  
Total Parking: **5** Covered Parking: **1** Parking Access: **Front**  
Parking: **Carport; Single, Visitor Parking**  
Driveway Finish: **Gravel**  
Dist. to Public Transit: **1/2 Mile.** Dist. to School Bus: **1/2 Mile.**  
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:  
Reno. Year: **1969** Property Disc.: **Yes**  
Rain Screen: **No** Fixtures Leased: **No :Court Ordered Sale.**  
Metered Water: **No** Fixtures Rmvd: **:Court Ordered Sale.**  
R.I. Plumbing: **No** Floor Finish: **Wall/Wall/Mixed**

Legal: **LOT S, BLOCK 29, PLAN VAP15182, PART S1/2 OF SE1/4, SECTION 22, TOWNSHIP 50, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

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

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

Features:

Finished Floor (Main):	1,612	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Foyer	5'7 x 4'1			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	17'0 x 7'0			x	Main 3
Finished Floor (Below):	0	Main	Living Room	16'5 x 5'6			x	Main 4
Finished Floor (Basement):	0	Main	Kitchen	17'10 x 10'6			x	
Finished Floor (Total):	1,612sq. ft.	Main	Bedroom	11'9 x 11'4			x	
Unfinished Floor:	0	Main	Bedroom	15'0 x 7'6			x	
Grand Total:	1,612sq. ft.	Main	Other	11'6 x 5'4			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Primary Bedroom	13'3 x 13'0			x	
		Main	Other	11'0 x 7'1			x	
		Main	Family Room	19'4 x 13'6			x	
Suite: <b>None</b>				x			x	
Basement: <b>None</b>				x			x	
Crawl/Bsmt. Height:	# of Levels: <b>1</b>	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: <b>1</b>	# of Rooms: <b>10</b>	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

Listing Broker(s): **RE/MAX LIFESTYLES REALTY**

**Brackendale. 3-bed, 2-bath rancher nestled in a private cul-de-sac, offering mountain views. This property is a true gem on a well-maintained 9,000 sq ft lot. The upgraded home boasts a tasteful addition, a large deck, and an enclosed garage. The fully fenced yard includes two large storage sheds and an 18 ft. swimming pool pad. Enjoy the convenience of proximity to Squamish's recreational amenities, shopping, and dining, with easy highway access—just 45 minutes to Vancouver and 35 minutes to Whistler. Explore the affordability of detached single-family living in the Squamish area. 24 hour notice for showings. Touchbase please. All info on court procedures is on Listing Docs. New bids March 6 by 4:00 p.m. Court date March 7. Accepted price. \$1,005,000. Thanks, Luke.**