

Presented by:
Anthony Ibhaha
 Royal LePage-West Real Estate Services
 Phone: 604-581-3838 Cell: 604-788-0179
 Email: aibhaha@gmail.com
 Website: www.aibhaha.com

Squamish, Garibaldi Highlands **MLS# V1100797** Residential Detached
2541 NAIRN WY, VON 1T0 **Active**



List Price: \$472,500

Complex/Subdiv:

Frontage:	76.00 ft	Bedrooms:	3	PID:	007-754-680
Depth/Size:	113	Bathrooms:	3	Type:	House/Single Family
Lot Area SqFt:	8588.00	Full Baths:	2	Approx Yr Blt:	1974
Rear Yard Exp:	E	Half Baths:	1	Age at List Date:	41
Meas Type:	Feet	If New GST/HST Incl:	No	Taxes:	\$3,656 (2014)
Flood Plain:	No	Zoning:	RS1		

View: Y - MOUNTAIN VIEWS TO THE WEST
 Serv. Connected: Electricity, Sanitary Sewer

Style of Home:	2 Storey	Total Parking:	4	Covered Parking:	
Construction:	Frame - Wood	Parking Access:	Front		
Foundation:	Concrete Perimeter	Parking Facilities:	Open		
Exterior:	Stucco				
Rainscreen:		R/I Plumbing:		Dist to School Bus:	
Type of Roof:	Torch-On	Possession:			
Renovations:		Reno Year:		Title to Land:	Freehold NonStrata
Flooring:	Hardwood, Laminate, Tile	Seller's Interest:			Court Ordered Sale
Water Supply:	City/Municipal	Mortgage Info:			\$0
Heat/Fuel:	Forced Air			Property Disclosure:	N - SOLD AS IS, WHERE IS
No. of Fireplaces:	2	R/I Fireplaces:		Out Buildings:	
Fireplace Fuel:	Wood				
Outdoor Area:	Balcony(s), Fenced Yard				
Pad Rental:					
Fixtures Leas:	N				
Fixt Removed:	N				

Legal: PL VAP15095 LT 86 BLK R DL 511 LD 36

Amenities:

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

Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Den	17' X 10'	Above	Dining	12' X 11'			X
Main F.	Hobby Room	15' X 9'						X
Main F.	Living Room	17' X 10'						X
Main F.	Laundry	10' X 6'						X
Main F.	Foyer	10' X 10'						X
Above	Bedroom	10' X 12'						X
Above	Bedroom	13' X 10'						X
Above	Bedroom	9' X 13'						X
Above	Bar Room	8' X 10'						
Above	Kitchen	10' X 10'						

Floor Area (SqFt):		Total # Rooms:	11	Bathrooms	
Main Floor Area SqFt:	1,849	# Kitchens:	1	1	3 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt:	0	Finished Levels:	1	2	4 Piece; Ensuite: N; Level: Above
Finished Floor Down:	0	Crawl/Bsmt Height:		3	2 Piece; Ensuite: N; Level: Above
Finished Floor Bsmt SqFt:	0	Basement Area:	None	4	
Total Finished Floor SqFt:	1,849			5	
		Suite:	None	6	
Unfinished Floor:	0			7	
Grand Total Floor Area:	1,849			8	

Listing Broker(s): Century 21 Performance Realty

Great opportunity! Court Ordered sale, to be sold "as is, where is" Excellent location on a quiet street in popular Garibaldi Highlands. 8,588 sqft flat lot ready to be landscaped. Mountain views from this spacious 3 bedroom home with the potential for a suite but requires TLC. This home is close to Shopping, Squamish Vally Golf Club, 2 Elementary schools, Quest University, Mtn bike trails, and more! Call today to setup a viewing.

Tax Report - 2541 NAIRN Way
Record Updated - 12/11/2014

Jurisdiction 338-SQUAMISH - DISTRICT OF Roll Number 6000010995000 Property ID 007-754-680
Property Addr 2541 NAIRN WA
Municipality SQ-DISTRICT OF SQUAMISH Board Code V
Neighborhood 600-GARIBALDI HIGHLANDS
Area VSQ-Squamish
Sub Area VSQGH-Garibaldi Highlands
Gross Taxes \$3656.46 (2014)
Tax Amount Updated - 12/11/14

Owner Name & Mailing Address Information

Owner(s) 1 Name & Address Owner(s) 2 Name & Address
CHOP ROBERT G

PO BOX 534
GARIBALDI HIGHLANDS BC

VON 1T0

Legal Information

Plan #	Lot	Block	Dist Lot	Land Dist	Section	Township	Range	Meridian
VAP15095	86	R	511	36				
Legal Description PL VAP15095 LT 86 BLK R DL 511 LD 36								

Land & Building Information

Width Depth Lot Size 9000 SQUARE FEET
Land Use Actual Use SINGLE FAMILY DWELLING
BCA Description 1 ST SFD AFTER 1960 MODERN ST Zoning
BCAA Data Updated - 03/04/14

Total Value Information

Actual Totals		Municipal Taxable Totals		School Taxable Totals	
Land	\$376,000	Gross Land	\$376,000	Gross Land	\$376,000
Improvement	\$122,000	Gross Improve	\$122,000	Gross Improve	\$122,000
		Exempt Land		Exempt Land	
		Exempt Improve		Exempt Improve	
Actual Total	\$498,000	Municipal Total	\$498,000	School Total	\$498,000

Sale History Information

Date	Price	Document #	Type of Sales Transaction
10/27/1989	\$135,000	GC138649	IMPRV SINGLE PROP CASH TRANSAC
04/15/1974	\$11,500	B39715L	IMPRV SINGLE PROP CASH TRANSAC