



Presented by:
Micky Kandola

Team 3000 Realty Ltd.
Phone: 604-780-2770
www.team3000realty.com
micky@therealtorwithsoul.com



Active
R2951278

Board: V
Manufactured with Land

33 BRACKEN PARK WAY

Squamish
Brackendale
V0N 1T0

Residential Detached

\$949,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$979,000
Meas. Type: Feet	Bedrooms: 4	Approx. Year Built: 1971
Frontage(feet): 0.00	Bathrooms: 2	Age: 54
Frontage(metres):	Full Baths: 2	Zoning: RMH2
Depth / Size:	Half Baths: 0	Gross Taxes: \$3,960.01
Lot Area (sq.ft.): 7,920.00	Rear Yard Exp:	For Tax Year: 2024
Lot Area (acres): 0.18	P.I.D.: 003-093-492	Tax Inc. Utilities?: No
Flood Plain: Yes		Tour:
View: :		
Complex/Subdiv: Brackendale		
First Nation Reserve:		
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **Manufactured/Mobile**
Construction: **Frame - Wood, Manufactured/Mobile**
Exterior: **Aluminum, Wood**
Foundation: **Concrete Block**

Renovations: **Partly**
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Wood**
Fuel/Heating: **Forced Air, Natural Gas, Wood**
Outdoor Area: **Balcony(s), Fenced Yard, Patio(s)**
Type of Roof: **Metal**

Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **6** Covered Parking: **2** Parking Access:
Parking: **Garage; Double**
Driveway Finish:
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:
Property Disc.: **Yes** Land Lease Expiry Year:
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Mixed**

Legal: **LOT 10,BLOCK 30, PLAN VAP14705, PART S1/2 OF SE1/4, SECTION 22, TOWNSHIP 50, GROUP 1, NEW WESTMINSTER LAND DISTRICT, MANUFACTURED HOME REG. #60458**

Amenities: **Swirlpool/Hot Tub, Workshop Detached**

Site Influences: **Recreation Nearby, Rural Setting, Shopping Nearby**

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Free Stand F/P or Wdstove, Hot Tub Spa/Swirlpool, Storage Shed**

Finished Floor (Main):	1,600	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	18' x11'6			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	10' x10'			x	Main 4
Finished Floor (Below):	0	Main	Dining Room	17'5 x11'6			x	Main 4
Finished Floor (Basement):	0	Main	Primary Bedroom	12' x9'7			x	
Finished Floor (Total):	1,600sq. ft.	Main	Bedroom	11' x9'2			x	
Unfinished Floor:	0	Main	Bedroom	12'3 x8'			x	
Grand Total:	1,600sq. ft.	Main	Bedroom	11'5 x9'6			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Storage	8'4 x5'			x	
		Main	Mud Room	18'3 x11'5			x	
				x			x	
				x			x	
				x			x	
Suite: None								
Basement: None								
Crawl/Bsmt. Height:	# of Levels: 1	Manuf Type: Double Wide	Registered in MHR?: Yes	PAD Rental:				
# of Kitchens: 1	# of Rooms: 9	MHR#: 1421	CSA/BCE: 24705	Maint. Fee:				
		ByLaw Restrictions:						

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

Located in a peaceful Brackendale cul-de-sac, this property presents a rare opportunity to enter the Squamish market, especially for DIY enthusiasts or craftspeople seeking additional space for their creative projects. The standout feature is the large garage and heated workshop space. The home is situated on a fully fenced lot of nearly 8,000 SOFT and offers ample parking with its large driveway, a west-facing deck to enjoy stunning sunsets over the Tantalus Mountain Range, and plenty of space for outdoor activities. Conveniently located within walking distance of schools, shops, and restaurants, and just a 45-minute drive to Vancouver and 35 minutes from Whistler, this home combines affordability with exceptional value, making it one of Squamish's best options for detached single-fam