



Presented by:

Thane Lanz

Keller Williams Black Diamond

Phone: 604-765-1490

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vancouverinvestor@gmail.com

**Active**
R2204439Board: V
House/Single Family**295 WOOD DALE DRIVE**Islands-Van. & Gulf
Mayne Island
VON 2J2

Residential Detached

\$249,900 (LP)

(SP)



| | | | |
|--------------------------------|------------------|--------------|----------------------------------|
| Sold Date: | Frontage (feet): | 74.00 | Original Price: \$249,900 |
| Meas. Type: Feet | Bedrooms: | 2 | Approx. Year Built: 9999 |
| Depth / Size: 220 | Bathrooms: | 1 | Age: 999 |
| Lot Area (sq.ft.): 0.00 | Full Baths: | 1 | Zoning: SR |
| Flood Plain: No | Half Baths: | 0 | Gross Taxes: \$1,300.00 |
| Rear Yard Exp: | | | For Tax Year: 2017 |
| Council Apprv?: | | | Tax Inc. Utilities?: No |
| If new, GST/HST inc?: | | | P.I.D.: 003-192-300 |
| | | | Tour: |

View: **No :**

Complex / Subdiv:

Services Connected: **Electricity, Septic, Water**

Style of Home: **Rancher/Bungalow**
 Construction: **Frame - Wood**
 Exterior: **Vinyl**
 Foundation: **Other**
 Rain Screen:
 Renovations:
 # of Fireplaces: **0**
 Fireplace Fuel:
 Water Supply: **Community**
 Fuel/Heating: **Electric**
 Outdoor Area: **Sundeck(s)**
 Type of Roof: **Asphalt**

Reno. Year:
 R.I. Plumbing:
 R.I. Fireplaces:

Total Parking: Covered Parking: Parking Access:
 Parking: **Open**
 Dist. to Public Transit:
 Title to Land: **Freehold NonStrata**
 Dist. to School Bus:
 Property Disc.: **No**
 PAD Rental:
 Fixtures Leased: **No :**
 Fixtures Rmvd: **:**
 Floor Finish:

Legal: **LT 13 PLAN 22879 SEC 6 COWICHAN DISTRICT MAYNE ISLAND**

Amenities:

Site Influences:

Features: **Clothes Washer/Dryer, Drapes/Window Coverings, Refrigerator**

| Floor | Type | Dimensions | Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|----------------|--------------|-------|------|------------|-------|------|------------|
| Main | Kitchen | 9' x 10'6 | | | x | | | x |
| Main | Master Bedroom | 11'7 x 12'10 | | | x | | | x |
| Main | Dining Room | 9'5 x 10'10 | | | x | | | x |
| Main | Living Room | 18'2 x 10'10 | | | x | | | x |
| Main | Bedroom | 9' x 8'3 | | | x | | | x |
| Main | Laundry | 7'7 x 9'7 | | | x | | | x |
| | | x | | | x | | | x |
| | | x | | | x | | | x |
| | | x | | | x | | | x |
| | | x | | | x | | | x |

| | | | | | | | | | |
|----------------------------|----------------------|----------------------------|--------------------------------|------|---|-------------|-------------|-----------|----------------|
| Finished Floor (Main): | 1,068 | # of Rooms: | 6 | Bath | 1 | Floor | # of Pieces | Ensuite? | Outbuildings |
| Finished Floor (Above): | 0 | # of Kitchens: | 1 | | 2 | Main | 3 | No | Barn: |
| Finished Floor (Below): | 0 | # of Levels: | 1 | | 3 | | | | Workshop/Shed: |
| Finished Floor (Basement): | 0 | Suite: | | | 4 | | | | Pool: |
| Finished Floor (Total): | 1,068 sq. ft. | Crawl/Bsmt. Height: | | | 5 | | | | Garage Sz: |
| Unfinished Floor: | 0 | Beds in Basement: 0 | Beds not in Basement: 2 | | 6 | | | | Door Height: |
| Grand Total: | 1,068 sq. ft. | Basement: Crawl | | | 7 | | | | |
| | | | | | 8 | | | | |

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

Come and see the most affordable home on Mayne Island! Built on a sunny south slope just a 5 minute walk to the ferry, this 2 bedroom home has been well maintained. Electric heat with 100 amp service, thermopane windows, laundry/utility room, sun decks, paved driveway, newish roof, low maintenance vinyl siding, soffits and separate storage shed, the home is move-in ready. This will sell quickly, don't wait!



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**Active**
R2200864Board: V
Manufactured with Land**4672 COCHRANE ROAD**Sunshine Coast
Pender Harbour Egmont
V0N 2H1

Residential Detached

\$269,000 (LP)

(SP)



| | | | |
|------------------------------------|------------------|--------------|----------------------------------|
| Sold Date: | Frontage (feet): | 98.00 | Original Price: \$269,000 |
| Meas. Type: Feet | Bedrooms: | 2 | Approx. Year Built: 1985 |
| Depth / Size: 99/105' | Bathrooms: | 1 | Age: 32 |
| Lot Area (sq.ft.): 7,841.00 | Full Baths: | 1 | Zoning: R3 |
| Flood Plain: | Half Baths: | 0 | Gross Taxes: \$1,196.37 |
| Rear Yard Exp: | | | For Tax Year: 2017 |
| Council Apprv?: | | | Tax Inc. Utilities?: |
| If new, GST/HST inc?: | | | P.I.D.: 007-316-755 |
| | | | Tour: |

View: :

Complex / Subdiv:

Services Connected: **Community, Septic, Water**

Style of Home: **1 Storey**

Construction: **Manufactured/Mobile**

Exterior: **Wood**

Foundation: **Concrete Slab**

Rain Screen:

Renovations:

of Fireplaces: **0**

Fireplace Fuel:

Water Supply: **City/Municipal**

Fuel/Heating: **Propane Gas**

Outdoor Area: **Patio(s) & Deck(s)**

Type of Roof: **Metal**

Reno. Year:

R.I. Plumbing:

R.I. Fireplaces:

Total Parking: **2** Covered Parking: **0** Parking Access:

Parking: **Open**

Dist. to Public Transit:

Title to Land: **Freehold NonStrata** Dist. to School Bus:

Property Disc.: **No**

PAD Rental:

Fixtures Leased: **No** :

Fixtures Rmvd: :

Floor Finish:

Legal: **LOT 12 BLOCK D DISTRCT LOT 997 PLAN 17141**

Amenities:

Site Influences:

Features:

| Floor | Type | Dimensions | Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|----------------|-------------|-------|------|------------|-------|------|------------|
| Main | Living Room | 16'6" x 14' | | | x | | | x |
| Main | Kitchen | 15' x 14' | | | x | | | x |
| Main | Master Bedroom | 13' x 11'4" | | | x | | | x |
| Main | Bedroom | 11' x 8' | | | x | | | x |
| Main | Den | 9' x 8' | | | x | | | x |
| | | x | | | x | | | x |
| | | x | | | x | | | x |
| | | x | | | x | | | x |
| | | x | | | x | | | x |
| | | x | | | x | | | x |

| | | | | | | | |
|----------------------------|----------------------|--------------------------------|------|-------------|-------------|-----------|----------------|
| Finished Floor (Main): | 1,000 | # of Rooms: 5 | Bath | Floor | # of Pieces | Ensuite? | Outbuildings |
| Finished Floor (Above): | 0 | # of Kitchens: 1 | 1 | Main | 4 | No | Barn: |
| Finished Floor (Below): | 0 | # of Levels: 1 | 2 | | | | Workshop/Shed: |
| Finished Floor (Basement): | 0 | Suite: | 3 | | | | Pool: |
| Finished Floor (Total): | 1,000 sq. ft. | Crawl/Bsmt. Height: | 4 | | | | Garage Sz: |
| | | Beds in Basement: 0 | 5 | | | | Door Height: |
| Unfinished Floor: | 0 | Basement: Crawl | 6 | | | | |
| Grand Total: | 1,000 sq. ft. | Beds not in Basement: 2 | 7 | | | | |
| | | | 8 | | | | |

Listing Broker(s): **Royal LePage Sussex (Sct)****Older model home with lots of renos, some need to be finished but material is there to complete the job. Affordable, nice neighbourhood, within walking distance of the beach. Close to schools, recreation, shopping etc.**



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**Active**
R2210648Board: V
House with Acreage**210 W BLUFF ROAD**Islands-Van. & Gulf
Galiano Island
VON 1P0

Residential Detached

\$269,000 (LP)

(SP)



| | | | |
|---|------------------|-------------|----------------------------------|
| Sold Date: | Frontage (feet): | 0.00 | Original Price: \$269,000 |
| Meas. Type: Feet | Bedrooms: | 0 | Approx. Year Built: 1997 |
| Depth / Size: | Bathrooms: | 0 | Age: 20 |
| Lot Area (sq.ft.): 0.00 | Full Baths: | 0 | Zoning: RR |
| Flood Plain: No | Half Baths: | 0 | Gross Taxes: \$1,349.39 |
| Rear Yard Exp: Southeast | | | For Tax Year: 2017 |
| Council Apprv?: | | | Tax Inc. Utilities?: No |
| If new, GST/HST inc?: No | | | P.I.D.: 002-451-565 |
| | | | Tour: |
| View: No : | | | |
| Complex / Subdiv: BLUFF ROAD | | | |
| Services Connected: Electricity, Water | | | |

Style of Home: **Rancher/Bungalow w/Bsmt.**
 Construction: **Frame - Wood**
 Exterior: **Other**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **0**
 Fireplace Fuel:
 Water Supply: **Well - Drilled**
 Fuel/Heating: **Other**
 Outdoor Area: **Sundeck(s)**
 Type of Roof: **Metal**

Reno. Year:
 R.I. Plumbing:
 R.I. Fireplaces:

Total Parking: Covered Parking: Parking Access:
 Parking: **Open**
 Dist. to Public Transit:
 Title to Land: **Freehold NonStrata**
 Dist. to School Bus:
 Property Disc.: **No**
 PAD Rental:
 Fixtures Leased: **No :**
 Fixtures Rmvd: **:**
 Floor Finish: **Other**

Legal: **LOT B DISTRICT LOT 2 GALIANO ISLAND COWICHAN DISTRICT PLAN 43004**Amenities: **Workshop Detached**Site Influences: **Central Location, Gravel Road, Private Setting, Private Yard, Rural Setting, Treed**Features: **Other - See Remarks, Storage Shed, Vaulted Ceiling**

| Floor | Type | Dimensions | Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------------|------------------|------------------|-------|------|------------|-------|------|------------|
| Main | Flex Room | 24' x 18' | | | x | | | x |
| Main | Other | 8' x 6' | | | x | | | x |
| | | x | | | x | | | x |
| | | x | | | x | | | x |
| | | x | | | x | | | x |
| | | x | | | x | | | x |
| | | x | | | x | | | x |
| | | x | | | x | | | x |
| | | x | | | x | | | x |
| | | x | | | x | | | x |

| | | | | | | |
|--|----------------------------|------|-------|-------------|----------|-----------------------------|
| Finished Floor (Main): 500 | # of Rooms: 2 | Bath | Floor | # of Pieces | Ensuite? | Outbuildings |
| Finished Floor (Above): 0 | # of Kitchens: 0 | 1 | | | | Barn: |
| Finished Floor (Below): 0 | # of Levels: 1 | 2 | | | | Workshop/Shed: 24X16 |
| Finished Floor (Basement): 0 | Suite: Other | 3 | | | | Pool: |
| Finished Floor (Total): 500 sq. ft. | Crawl/Bsmt. Height: | 4 | | | | Garage Sz: |
| | Beds in Basement: 0 | 5 | | | | Door Height: |
| Unfinished Floor: 0 | Basement: Full | 6 | | | | |
| Grand Total: 500 sq. ft. | | 7 | | | | |
| | | 8 | | | | |

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

Your opportunity. Handyman special. 500 sqft cottage almost to lock-up. Vaulted ceiling. 3 skylights. French doors to covered deck on 2 sides. Accessory building of 384sqft serviced w/ underground power water. Very private forested 5.5 acres by Bluff Park, Galiano & Gorgeson Bay. Court Ordered Sale. Sold AS IS WHERE IS



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Active
R2182247

Board: V
House with Acreage

4598 ESQUIRE DRIVE

Sunshine Coast

Pender Harbour Egmont

V0N 2H1

Residential Detached

\$359,000 (LP)

(SP)



| | | |
|-------------------------------------|----------------------|----------------------------------|
| Sold Date: | Frontage (feet): | Original Price: \$399,000 |
| Meas. Type: Feet | Bedrooms: 0 | Approx. Year Built: 9999 |
| Depth / Size: | Bathrooms: 2 | Age: 999 |
| Lot Area (sq.ft.): 45,302.40 | Full Baths: 2 | Zoning: R2 |
| Flood Plain: | Half Baths: 0 | Gross Taxes: \$1,803.80 |
| Rear Yard Exp: | | For Tax Year: 2016 |
| Council Apprv?: | | Tax Inc. Utilities?: |
| If new, GST/HST inc?: | | P.I.D.: 017-456-851 |
| | | Tour: |

View: **No :**
Complex / Subdiv:
Services Connected: **Electricity, Sanitary Sewer, Water**

Style of Home: **Manufactured/Mobile**
Construction: **Manufactured/Mobile**
Exterior: **Other**
Foundation: **Concrete Slab**
Rain Screen:
Renovations:
of Fireplaces: **1**
Fireplace Fuel: **Wood**
Water Supply: **City/Municipal**
Fuel/Heating: **Electric**
Outdoor Area: **Sundeck(s)**
Type of Roof: **Asphalt**

Reno. Year:
R.I. Plumbing:
R.I. Fireplaces:

Total Parking: **6** Covered Parking: Parking Access:
Parking: **Open**
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:
Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No :**
Fixtures Rmvd: **:**
Floor Finish: **Wall/Wall/Mixed**

Legal: **PL LMP1291 LT B DL 1390 LD 36**

Amenities:

Site Influences:
Features:

| Floor | Type | Dimensions | Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------------|--------------------|------------------|-------|------|------------|-------|------|------------|
| Main | Living Room | 13' x 13' | | | x | | | x |
| | | x | | | x | | | x |
| | | x | | | x | | | x |
| | | x | | | x | | | x |
| | | x | | | x | | | x |
| | | x | | | x | | | x |
| | | x | | | x | | | x |
| | | x | | | x | | | x |
| | | x | | | x | | | x |

| | | | | | | |
|--|----------------------------|------|-------------|-------------|------------|----------------------------|
| Finished Floor (Main): 924 | # of Rooms: 1 | Bath | Floor | # of Pieces | Ensuite? | Outbuildings |
| Finished Floor (Above): 0 | # of Kitchens: 0 | 1 | Main | 3 | Yes | Barn: |
| Finished Floor (Below): 0 | # of Levels: 1 | 2 | Main | 3 | No | Workshop/Shed: 22 x |
| Finished Floor (Basement): 0 | Suite: | 3 | | | | Pool: |
| Finished Floor (Total): 924 sq. ft. | Crawl/Bsmt. Height: | 4 | | | | Garage Sz: |
| | Beds in Basement: 0 | 5 | | | | Door Height: |
| Unfinished Floor: 0 | Basement: None | 6 | | | | |
| Grand Total: 924 sq. ft. | | 7 | | | | |
| | | 8 | | | | |

Listing Broker(s): **Royal LePage Sussex (Sct)**

"2 Homes in a Country Setting" This sunny, 1.04 acre property has two manufactured homes, each private from the other. One home in need of updating & repairs, a handy person's opportunity to generate rental revenue or to develop into your own full time home. Huge shop is perfect for storage, hobbies, or storing the boat or camper. Large yard has some overgrowth but so much potential to be restored and reclaim mature fruit trees & garden areas. Located mere minutes from the village of Madeira Park, schools, shops & nearby recreation. Great neighborhood with well kept homes. By appointment only - please do not disturb tenants.



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Active
R2192334

Board: V
House/Single Family

1320 GOWER POINT ROAD

Sunshine Coast
Gibsons & Area
V0N 1V3

Residential Detached

\$443,900 (LP)

(SP)



| | | | |
|-------------------------------------|------------------|---------------|----------------------------------|
| Sold Date: | Frontage (feet): | 149.00 | Original Price: \$491,900 |
| Meas. Type: Feet | Bedrooms: | 3 | Approx. Year Built: 1974 |
| Depth / Size: | Bathrooms: | 2 | Age: 43 |
| Lot Area (sq.ft.): 15,682.00 | Full Baths: | 2 | Zoning: R1 |
| Flood Plain: | Half Baths: | 0 | Gross Taxes: \$2,029.38 |
| Rear Yard Exp: | | | For Tax Year: 2016 |
| Council Apprv?: | | | Tax Inc. Utilities?: |
| If new, GST/HST inc?: | | | P.I.D.: 007-765-223 |
| | | | Tour: |

View: :
Complex / Subdiv:
Services Connected: **Electricity, Septic, Water**

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Wood**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **2**
Fireplace Fuel: **Wood**
Water Supply: **City/Municipal**
Fuel/Heating: **Electric, Wood**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Asphalt**

Reno. Year:
R.I. Plumbing:
R.I. Fireplaces:

Total Parking: **4** Covered Parking: **1** Parking Access: **Front, Side**
Parking: **Add. Parking Avail., Garage; Single**

Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:

Property Disc.: **No**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: :
Floor Finish: **Mixed**

Legal: **PL VAP14529 LT 9 BLK 11 DL 909 LD 36**

Amenities: **Garden, Sauna/Steam Room**

Site Influences: **Greenbelt, Private Setting, Private Yard, Treed**
Features:

| Floor | Type | Dimensions | Floor | Type | Dimensions | Floor | Type | Dimensions |
|--------------|-----------------------|--------------------|-------|------|------------|-------|------|------------|
| Main | Living Room | 20'0 x 10'0 | | | x | | | x |
| Main | Dining Room | 10'0 x 9'0 | | | x | | | x |
| Main | Kitchen | 11'0 x 9'0 | | | x | | | x |
| Main | Master Bedroom | 11'0 x 11'0 | | | x | | | x |
| Main | Bedroom | 10'0 x 10'0 | | | x | | | x |
| Below | Recreation | 22'0 x 12'0 | | | x | | | x |
| Below | Bedroom | 10'0 x 9'0 | | | x | | | x |
| Below | Laundry | 12'0 x 5'6 | | | x | | | x |
| Below | Sauna | 7'0 x 6'0 | | | x | | | x |
| | | x | | | x | | | x |

| | | | | | | |
|--|--------------------------------|------|--------------|-------------|-----------|----------------|
| Finished Floor (Main): 960 | # of Rooms: 9 | Bath | Floor | # of Pieces | Ensuite? | Outbuildings |
| Finished Floor (Above): 0 | # of Kitchens: 1 | 1 | Main | 4 | No | Barn: |
| Finished Floor (Below): 744 | # of Levels: 2 | 2 | Below | 3 | No | Workshop/Shed: |
| Finished Floor (Basement): 0 | Suite: | 3 | | | | Pool: |
| Finished Floor (Total): 1,704 sq. ft. | Crawl/Bsmt. Height: | 4 | | | | Garage Sz: |
| | Beds in Basement: 0 | 5 | | | | Door Height: |
| Unfinished Floor: 0 | Basement: Full | 6 | | | | |
| Grand Total: 1,704 sq. ft. | Beds not in Basement: 3 | 7 | | | | |
| | | 8 | | | | |

Listing Broker(s): **RE/MAX Top Performers**

RE/MAX Top Performers

Location, location, location! This family home sits in a sought after area of fine homes. Great setting, only a block from the beach at the bottom of Swallow Road, and beside a green belt which has a seasonal creek. Ultimate privacy surrounded by trees! Three bedrooms, two bathrooms and a large family room with wood burning stove make this property perfect for a family. A bonus sauna downstairs, a two year old roof, and suite potential are sure to appeal. Call us to have a look!



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**Active**
R2188098Board: V
House/Single Family**6016 PARKVIEW PLACE**

Sunshine Coast

Sechelt District

V0N 3A5

Residential Detached

\$529,000 (LP)

(SP)



| | | | |
|--------------------------------|------------------|--------------|----------------------------------|
| Sold Date: | Frontage (feet): | 44.19 | Original Price: \$559,000 |
| Meas. Type: Metres | Bedrooms: | 3 | Approx. Year Built: 1992 |
| Depth / Size: IRR | Bathrooms: | 3 | Age: 25 |
| Lot Area (sq.ft.): 0.00 | Full Baths: | 3 | Zoning: R1 |
| Flood Plain: No | Half Baths: | 0 | Gross Taxes: \$3,683.91 |
| Rear Yard Exp: | | | For Tax Year: 2017 |
| Council Apprv?: | | | Tax Inc. Utilities?: No |
| If new, GST/HST inc?: | | | P.I.D.: 016-816-412 |
| | | | Tour: |

View: : **Y**

Complex / Subdiv:

Services Connected: **Natural Gas, Septic, Water**Style of Home: **Rancher/Bungalow w/Bsmt.**Construction: **Frame - Wood**Exterior: **Vinyl**Foundation: **Concrete Perimeter**Rain Screen: **No**

Renovations:

of Fireplaces: **1**Fireplace Fuel: **Gas - Natural**Water Supply: **City/Municipal**Fuel/Heating: **Forced Air, Natural Gas**Outdoor Area: **Balcny(s) Patio(s) Dck(s)**Type of Roof: **Asphalt**

Reno. Year:

R.I. Plumbing:

R.I. Fireplaces:

Total Parking: **2** Covered Parking: **2** Parking Access: **Front, Side**
Parking: **Garage; Double, Open, RV Parking Avail.**

Dist. to Public Transit:

Dist. to School Bus:

Title to Land: **Freehold NonStrata**Property Disc.: **Yes**

PAD Rental:

Fixtures Leased: **No**Fixtures Rmvd: **No**Floor Finish: **Mixed**Legal: **LOT 28 BL B DL 1509 PL 23103**Amenities: **Wheelchair Access**Site Influences: **Cul-de-Sac, Golf Course Nearby, Marina Nearby, Private Setting, Private Yard, Recreation Nearby**Features: **ClthWsh/Dryr/Frdg/Stve/DW, Fireplace Insert, Storage Shed, Vacuum Blt. In**

| Floor | Type | Dimensions | Floor | Type | Dimensions | Floor | Type | Dimensions |
|--------------|-----------------------|--------------------|-------|------|------------|-------|------|------------|
| Main | Dining Room | 16' x 12' | | | x | | | x |
| Main | Living Room | 23' x 14' | | | x | | | x |
| Main | Foyer | 16' x 6' | | | x | | | x |
| Main | Master Bedroom | 12'6 x 13' | | | x | | | x |
| Main | Bedroom | 12' x 11' | | | x | | | x |
| Main | Laundry | 6' x 12' | | | x | | | x |
| Main | Kitchen | 11' x 15' | | | x | | | x |
| Below | Bedroom | 8'10' x 10' | | | x | | | x |
| Below | Kitchen | 8' x 10' | | | x | | | x |
| | | x | | | x | | | x |

Finished Floor (Main): **1,760**
 Finished Floor (Above): **0**
 Finished Floor (Below): **400**
 Finished Floor (Basement): **0**
 Finished Floor (Total): **2,160 sq. ft.**

Unfinished Floor: **0**
 Grand Total: **2,160 sq. ft.**

of Rooms: **9**
 # of Kitchens: **2**
 # of Levels: **2**
 Suite: **Unauthorized Suite**
 Crawl/Bsmt. Height:
 Beds in Basement: **0** Beds not in Basement: **3**
 Basement: **Crawl, Part, Partly Finished**

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

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

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

Location is everything! This 1/2 acre + property backs onto the Kinnikinnick Park with trail access at your back door. Is a boat slip important? A SHORA Marina slip is part of the package (possible waiting list). Within walking distance to hockey arena, indoor tennis/racquet club, golf course and restaurant. This spacious 1760 sq ft rancher is very bright with many skylights and windows. Open plan, gas fireplace, partially finished basement with suite potential. 400 sq ft of decking to enjoy the outdoors. Take down a few trees to open up the view. Bring your decorating ideas.....this home is worth viewing!



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**Active**
R2173883Board: V
House/Single Family**5439 CARNABY PLACE**

Sunshine Coast

Sechelt District

V0N 3A7

Residential Detached

\$535,000 (LP)

(SP)



Sold Date: Frontage (feet): **67.00** Original Price: **\$535,000**
 Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1993**
 Depth / Size: **140** Bathrooms: **2** Age: **24**
 Lot Area (sq.ft.): **9,148.00** Full Baths: **2** Zoning: **R3**
 Flood Plain: Half Baths: **0** Gross Taxes: **\$3,354.05**
 Rear Yard Exp: **Southwest** For Tax Year: **2016**
 Council Apprv?: Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **007-260-873**
 Tour:

View: :
 Complex / Subdiv: **WEST SECHELT**
 Services Connected: **Electricity, Sanitary Sewer, Water**

Style of Home: **Rancher/Bungalow**
 Construction: **Frame - Wood**
 Exterior: **Vinyl**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **1**
 Fireplace Fuel: **Gas - Natural**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Electric**
 Outdoor Area: **Fenced Yard, Patio(s)**
 Type of Roof: **Asphalt**

Reno. Year:
 R.I. Plumbing:
 R.I. Fireplaces:

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**
 Parking: **Garage; Double**

Dist. to Public Transit:
 Title to Land: **Freehold NonStrata** Dist. to School Bus:

Property Disc.: **Yes**
 PAD Rental:
 Fixtures Leased: **No** :
 Fixtures Rmvd: **No** :
 Floor Finish: **Mixed**

Legal: **PL VAP17699 LT 20 BLK P DL 4293 LD 37**

Amenities:

Site Influences: **Cul-de-Sac, Private Yard**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW**

| Floor | Type | Dimensions | Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|----------------|-------------|-------|------|------------|-------|------|------------|
| Main | Bedroom | 9' x 10'10 | | | x | | | x |
| Main | Laundry | 8'1 x 6'7 | | | x | | | x |
| Main | Bedroom | 10'2 x 11'1 | | | x | | | x |
| Main | Master Bedroom | 13'4 x 12'3 | | | x | | | x |
| Main | Living Room | 13'3 x 17'1 | | | x | | | x |
| Main | Dining Room | 12'4 x 13'4 | | | x | | | x |
| Main | Kitchen | 9'10 x 8'11 | | | x | | | x |
| Main | Foyer | 10'5 x 5'4 | | | x | | | x |
| | | x | | | x | | | x |
| | | x | | | x | | | x |

| | | | | | | | | | | |
|----------------------------|----------------------|----------------------------|--------------------------------|------|-------------|-------------|------------|----------|--|----------------------------|
| Finished Floor (Main): | 1,360 | # of Rooms: | 8 | Bath | | # of Pieces | | Ensuite? | | Outbuildings |
| Finished Floor (Above): | 0 | # of Kitchens: | 1 | 1 | Main | 4 | Yes | | | Barn: |
| Finished Floor (Below): | 0 | # of Levels: | 1 | 2 | Main | 4 | No | | | Workshop/Shed: 8X10 |
| Finished Floor (Basement): | 0 | Suite: | | 3 | | | | | | Pool: |
| Finished Floor (Total): | 1,360 sq. ft. | Crawl/Bsmt. Height: | | 4 | | | | | | Garage Sz: 20X20 |
| Unfinished Floor: | 0 | Beds in Basement: 0 | Beds not in Basement: 3 | 5 | | | | | | Door Height: |
| Grand Total: | 1,360 sq. ft. | Basement: Crawl | | 6 | | | | | | |
| | | | | 7 | | | | | | |
| | | | | 8 | | | | | | |

Listing Broker(s): **Royal LePage Sussex (Sct)**

Terrific home in West Sechelt. 3 bedroom, 2 Bathroom on a quiet cul-de-sac. Private, fully fenced backyard with patio and garden shed. Low maintenance property, ready to move right in or perfect to hold as an investment!



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**Active**
R2198811Board: V
House/Single Family**5796 GENNI'S WAY**

Sunshine Coast

Sechelt District

VON 3A0

Residential Detached

\$619,000 (LP)

(SP)



| | | | |
|------------------------------------|------------------|--------------|----------------------------------|
| Sold Date: | Frontage (feet): | 21.00 | Original Price: \$619,000 |
| Meas. Type: Feet | Bedrooms: | 3 | Approx. Year Built: 2009 |
| Depth / Size: 30 | Bathrooms: | 2 | Age: 8 |
| Lot Area (sq.ft.): 6,640.00 | Full Baths: | 2 | Zoning: R1 |
| Flood Plain: No | Half Baths: | 0 | Gross Taxes: \$4,272.58 |
| Rear Yard Exp: South | | | For Tax Year: 2017 |
| Council Apprv?: | | | Tax Inc. Utilities?: No |
| If new, GST/HST inc?: | | | P.I.D.: 027-608-263 |
| | | | Tour: Virtual Tour URL |

View: **No :**
 Complex / Subdiv: **THE RIDGE**
 Services Connected: **Electricity, Natural Gas, Storm Sewer, Water**

Style of Home: **Rancher/Bungalow**
 Construction: **Frame - Wood**
 Exterior: **Hardi Plank, Stone**
 Foundation: **Concrete Slab**
 Rain Screen:
 Renovations:
 # of Fireplaces: **1**
 Fireplace Fuel: **Gas - Natural**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Baseboard, Electric**
 Outdoor Area: **Fenced Yard, Patio(s)**
 Type of Roof: **Asphalt**

Reno. Year:
 R.I. Plumbing:
 R.I. Fireplaces:

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**
 Parking: **Garage; Double**

Dist. to Public Transit: **1** Dist. to School Bus:
 Title to Land: **Freehold NonStrata**

Property Disc.: **No**
 PAD Rental:
 Fixtures Leased: **No :**
 Fixtures Rmvd: **No :**
 Floor Finish: **Laminate, Mixed, Tile**

Legal: **PL BCP37691 LT 34 DL 1331 LD 36 GROUP 1**Amenities: **None**Site Influences: **Central Location, Golf Course Nearby, Paved Road, Recreation Nearby, Shopping Nearby**Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Microwave, Refrigerator, Security System**

| Floor | Type | Dimensions | Floor | Type | Dimensions | Floor | Type | Dimensions |
|----------------------------|----------------------|----------------------------|-------|------|------------|-------------|----------|---------------------------|
| Main | Living Room | 14' x 19' | | | x | | | x |
| Main | Kitchen | 17' x 13' | | | x | | | x |
| Main | Dining Room | 14' x 10' | | | x | | | x |
| Main | Master Bedroom | 13' x 15' | | | x | | | x |
| Main | Bedroom | 11' x 13' | | | x | | | x |
| Main | Bedroom | 10' x 13' | | | x | | | x |
| Main | Foyer | 5' x 5' | | | x | | | x |
| Main | Laundry | 6'7 x 7' | | | x | | | x |
| Main | Walk-In Closet | 6'7 x 8'7 | | | x | | | x |
| | | x | | | x | | | |
| Finished Floor (Main): | 1,762 | # of Rooms: 9 | Bath | | | # of Pieces | Ensuite? | Outbuildings |
| Finished Floor (Above): | 0 | # of Kitchens: 1 | 1 | Main | 3 | Yes | | Barn: |
| Finished Floor (Below): | 0 | # of Levels: 1 | 2 | Main | 4 | No | | Workshop/Shed: |
| Finished Floor (Basement): | 0 | Suite: None | 3 | | | | | Pool: |
| Finished Floor (Total): | 1,762 sq. ft. | Crawl/Bsmt. Height: | 4 | | | | | Garage Sz: 19 X 22 |
| | | Beds in Basement: 0 | 5 | | | | | Door Height: |
| Unfinished Floor: | 0 | Basement: None | 6 | | | | | |
| Grand Total: | 1,762 sq. ft. | | 7 | | | | | |
| | | | 8 | | | | | |

Listing Broker(s): **Royal LePage Sussex (Sct)**

Like new rancher in Sechelt. This 3 bedroom, 2 bathroom open plan home with attached double garage has been extremely well maintained by it original owners. Laminate flooring throughout the main living area. The master bedroom has a large ensuite complete with walk-in closet and large barrier free shower. The fully fenced backyard area has a custom made gazebo and stamped concrete patio, plus raised gardening beds with irrigation system. Also features is a large natural rock that compliments the rear boundary. Gas stove, fireplace, hot water tank and barbeque plug in. Centrally located in the highly desirable "Ridge" area - about a 10 minute walk to shops and restaurants.



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**Active**
R2163962Board: V
House/Single Family**340 CUDMORE ROAD**Islands-Van. & Gulf
Salt Spring Island
V8K 2J6

Residential Detached

\$629,000 (LP)

(SP)



| | | | |
|--------------------------------|------------------|-------------|----------------------------------|
| Sold Date: | Frontage (feet): | 0.00 | Original Price: \$659,000 |
| Meas. Type: Feet | Bedrooms: | 4 | Approx. Year Built: 1982 |
| Depth / Size: | Bathrooms: | 3 | Age: 35 |
| Lot Area (sq.ft.): 0.00 | Full Baths: | 3 | Zoning: R |
| Flood Plain: No | Half Baths: | 0 | Gross Taxes: \$3,306.08 |
| Rear Yard Exp: | | | For Tax Year: 2016 |
| Council Apprv?: | | | Tax Inc. Utilities?: No |
| If new, GST/HST inc?: | | | P.I.D.: 003-098-575 |
| | | | Tour: |

View: **Yes: OCEAN, MOUNTAINS**

Complex / Subdiv:

Services Connected: **Electricity, Septic, Water**

Style of Home: **2 Storey**
 Construction: **Frame - Wood**
 Exterior: **Wood**
 Foundation: **Concrete Slab**
 Rain Screen:
 Renovations:
 # of Fireplaces: **1**
 Fireplace Fuel: **Wood**
 Water Supply: **Community**
 Fuel/Heating: **Forced Air**
 Outdoor Area: **Patio(s) & Deck(s)**
 Type of Roof: **Asphalt**

Reno. Year:
 R.I. Plumbing:
 R.I. Fireplaces:

Total Parking: Covered Parking: Parking Access:
 Parking: **Garage; Double**
 Dist. to Public Transit:
 Title to Land: **Freehold NonStrata** Dist. to School Bus:
 Property Disc.: **No**
 PAD Rental:
 Fixtures Leased: **No** :
 Fixtures Rmvd: **No** :
 Floor Finish:

Legal: **PL 22751 LT 14 DL 24 NSSI COWICHAN DISTRICT**

Amenities:

Site Influences: **Private Setting, Rural Setting, Treed**Features: **Other - See Remarks**

| Floor | Type | Dimensions | Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|----------------|------------|-------|---------|------------|-------|------|------------|
| Main | Foyer | 10' x 8' | Below | Laundry | 7' x 9' | | | x |
| Main | Living Room | 15' x 16' | Below | Storage | 7' x 6' | | | x |
| Main | Dining Room | 9' x 11' | Below | Utility | 9' x 10' | | | x |
| Main | Kitchen | 17' x 11' | | | x | | | x |
| Main | Master Bedroom | 14' x 12' | | | x | | | x |
| Main | Bedroom | 12' x 10' | | | x | | | x |
| Main | Walk-In Closet | 6' x 7' | | | x | | | x |
| Below | Bedroom | 13' x 10' | | | x | | | x |
| Below | Bedroom | 12' x 10' | | | x | | | x |
| Below | Family Room | 14' x 15' | | | x | | | |

| | | | | | | | |
|----------------------------|----------------------|---|------|--------------|-------------|------------|----------------|
| Finished Floor (Main): | 1,317 | # of Rooms: 13 | Bath | Floor | # of Pieces | Ensuite? | Outbuildings |
| Finished Floor (Above): | 0 | # of Kitchens: 1 | 1 | Main | 4 | No | Barn: |
| Finished Floor (Below): | 818 | # of Levels: 2 | 2 | Main | 3 | Yes | Workshop/Shed: |
| Finished Floor (Basement): | 0 | Suite: | 3 | Below | 3 | No | Pool: |
| Finished Floor (Total): | 2,135 sq. ft. | Crawl/Bsmt. Height: | 4 | | | | Garage Sz: |
| | | Beds in Basement: 0 Beds not in Basement: 4 | 5 | | | | Door Height: |
| Unfinished Floor: | 622 | Basement: Partly Finished | 6 | | | | |
| Grand Total: | 2,757 sq. ft. | | 7 | | | | |
| | | | 8 | | | | |

Listing Broker(s): **Sea to Sky Premier Properties**

The perfect retirement opportunity awaits your pleasure ... a sunny and private 1.36 acres with a custom designed home/well maintained and with serene ocean/islands/mountain vistas. Easy-care landscaping. Offers garden space, if desired. Lower daylight level offers rec room, laundry, great storage. Floor plan lends itself to a potential guest suite. Separate entrance. Main level (level entry main entrance) opens to a pleasing living room, cook's kitchen, dining off, 2 bedrooms in "wing" off entry/foyer, master ensuite plus second full bath. Would suit a small family or a professional couple, working from home. Close to Ganges Village and to Sailing Club. On cooperative water system. Don't overlook this "Best Buy" gem.



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**Active**
R2208788Board: V
House/Single Family**5630 OSPREY STREET**Sunshine Coast
Sechelt District
V0N 3A0

Residential Detached

\$699,000 (LP)

(SP)



| | | | |
|-------------------------------------|------------------|--------------|----------------------------------|
| Sold Date: | Frontage (feet): | 75.13 | Original Price: \$699,000 |
| Meas. Type: Feet | Bedrooms: | 4 | Approx. Year Built: 1977 |
| Depth / Size: 164.05 / | Bathrooms: | 3 | Age: 40 |
| Lot Area (sq.ft.): 12,272.00 | Full Baths: | 2 | Zoning: R1 |
| Flood Plain: | Half Baths: | 1 | Gross Taxes: \$4,135.01 |
| Rear Yard Exp: | | | For Tax Year: 2017 |
| Council Apprv?: | | | Tax Inc. Utilities?: |
| If new, GST/HST inc?: | | | P.I.D.: 004-020-642 |
| | | | Tour: |

View: :

Complex / Subdiv:

Services Connected: **Electricity, Natural Gas, Sanitary Sewer**

Style of Home: **Split Entry**
 Construction: **Frame - Wood**
 Exterior: **Stucco**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **2**
 Fireplace Fuel: **Gas - Natural**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Baseboard, Electric**
 Outdoor Area: **Patio(s) & Deck(s)**
 Type of Roof: **Asphalt**

Reno. Year:
 R.I. Plumbing:
 R.I. Fireplaces:

Total Parking: **4** Covered Parking: **2** Parking Access:
 Parking: **Carport; Single, Garage; Single**

Dist. to Public Transit:
 Title to Land: **Freehold NonStrata** Dist. to School Bus:

Property Disc.: **No**
 PAD Rental:
 Fixtures Leased: **No** :
 Fixtures Rmvd: :
 Floor Finish:

Legal: **PL VAP12056 LT 24 BLK 9 DL 304 LD 36**

Amenities:

Site Influences:

Features:

| Floor | Type | Dimensions | Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|----------------|--------------|-------|------|------------|-------|------|------------|
| Main | Living Room | 17'4 x 12'4 | | | x | | | x |
| Main | Kitchen | 10' x 10' | | | x | | | x |
| Main | Dining Room | 12'9 x 10'6 | | | x | | | x |
| Main | Laundry | 10' x 6' | | | x | | | x |
| Main | Master Bedroom | 12'6 x 11' | | | x | | | x |
| Main | Bedroom | 12'5 x 10'2 | | | x | | | x |
| Main | Bedroom | 10'4 x 8'9 | | | x | | | x |
| Below | Bedroom | 12'5 x 11'3 | | | x | | | x |
| Below | Recreation | 20'10 x 12'7 | | | x | | | |
| Below | Recreation | 20'10 x 12'5 | | | x | | | |

| | | | | | | | |
|----------------------------|----------------------|--------------------------------|------|--------------|-------------|------------|----------------|
| Finished Floor (Main): | 1,270 | # of Rooms: 10 | Bath | Floor | # of Pieces | Ensuite? | Outbuildings |
| Finished Floor (Above): | 0 | # of Kitchens: 1 | 1 | Main | 4 | No | Barn: |
| Finished Floor (Below): | 955 | # of Levels: 2 | 2 | Main | 2 | Yes | Workshop/Shed: |
| Finished Floor (Basement): | 0 | Suite: | 3 | Below | 4 | No | Pool: |
| Finished Floor (Total): | 2,225 sq. ft. | Crawl/Bsmt. Height: | 4 | | | | Garage Sz: |
| | | Beds in Basement: 0 | 5 | | | | Door Height: |
| Unfinished Floor: | 0 | Basement: None | 6 | | | | |
| Grand Total: | 2,225 sq. ft. | Beds not in Basement: 4 | 7 | | | | |
| | | | 8 | | | | |

Listing Broker(s): **Royal LePage Sussex (Gib)**

Good solid waterfront home on the beautiful shores of Porpoise Bay. A short walk to downtown and all your favorite shops of picturesque Sechelt Village. A little TLC will give you a home that will bring you joy for many years to come. A newer roof and natural gas upgrades to get things started. If you thought great waterfront living was out of reach, think again! 4 or 5 bedrooms and 2 1/2 baths leaves you plenty of room to raise a family or a great place to spend some quiet time enjoying life. Call today for your private viewing.



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**Active**
R2205212Board: V
House/Single Family**1834 OCEAN BEACH ESPL**

Sunshine Coast

Gibsons & Area

V0N 1V5

Residential Detached

\$739,900 (LP)

(SP)



| | | | |
|-------------------------------------|------------------|---------------|----------------------------------|
| Sold Date: | Frontage (feet): | 100.00 | Original Price: \$739,900 |
| Meas. Type: Feet | Bedrooms: | 2 | Approx. Year Built: 9999 |
| Depth / Size: 217 | Bathrooms: | 1 | Age: 999 |
| Lot Area (sq.ft.): 21,700.00 | Full Baths: | 1 | Zoning: R-1 |
| Flood Plain: | Half Baths: | 0 | Gross Taxes: \$3,253.13 |
| Rear Yard Exp: | | | For Tax Year: 2017 |
| Council Apprv?: | | | Tax Inc. Utilities?: |
| If new, GST/HST inc?: | | | P.I.D.: 014-836-297 |
| | | | Tour: Virtual Tour URL |

View: **Yes: Ocean**
 Complex / Subdiv:
 Services Connected: **Septic, Water**

Style of Home: **Rancher/Bungalow w/Bsmt.**
 Construction: **Frame - Wood**
 Exterior: **Wood**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **1**
 Fireplace Fuel: **Wood**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Oil**
 Outdoor Area: **Patio(s) & Deck(s)**
 Type of Roof: **Asphalt, Torch-On**

Reno. Year:
 R.I. Plumbing:
 R.I. Fireplaces:

Total Parking: Covered Parking: Parking Access:
 Parking: **Open**
 Dist. to Public Transit:
 Title to Land: **Freehold NonStrata**
 Dist. to School Bus:
 Property Disc.: **No**
 PAD Rental:
 Fixtures Leased: **No** :
 Fixtures Rmvd: :
 Floor Finish:

Legal: **PL VAP1342 LT 1 BLK 4 DL 906 LD 36**

Amenities:

Site Influences: **Golf Course Nearby, Marina Nearby, Private Setting, Recreation Nearby, Shopping Nearby, Waterfront Property**

Features:

| Floor | Type | Dimensions | Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|----------------|-------------|-------|------|------------|-------|------|------------|
| Main | Living Room | 24'6 x 14'6 | | | x | | | x |
| Main | Kitchen | 17'6 x 10' | | | x | | | x |
| Main | Utility | 9'6 x 7' | | | x | | | x |
| Main | Master Bedroom | 11' x 10' | | | x | | | x |
| Main | Bedroom | 10' x 9' | | | x | | | x |
| | | x | | | x | | | x |
| | | x | | | x | | | x |
| | | x | | | x | | | x |
| | | x | | | x | | | x |
| | | x | | | x | | | x |

| | | | | | | | | | |
|----------------------------|----------------------|-----------------------------|--------------------------------|------|---|-------------|-------------|-----------|----------------|
| Finished Floor (Main): | 875 | # of Rooms: | 5 | Bath | 1 | Floor | # of Pieces | Ensuite? | Outbuildings |
| Finished Floor (Above): | 0 | # of Kitchens: | 1 | | 2 | Main | 4 | No | Barn: |
| Finished Floor (Below): | 0 | # of Levels: | 2 | | 3 | | | | Workshop/Shed: |
| Finished Floor (Basement): | 0 | Suite: | | | 4 | | | | Pool: |
| Finished Floor (Total): | 875 sq. ft. | Crawl/Bsmt. Height: | | | 5 | | | | Garage Sz: |
| Unfinished Floor: | 480 | Beds in Basement: 0 | Beds not in Basement: 2 | | 6 | | | | Door Height: |
| Grand Total: | 1,355 sq. ft. | Basement: Unfinished | | | 7 | | | | |
| | | | | | 8 | | | | |

Listing Broker(s): **RE/MAX Top Performers**

Ocean Beach Esplanade Waterfront, Right across from the Gower Point sandbar. This property is situated in an area of fantastic outdoor recreation, swim, fish, crab, kite surfing or windsurfing is all across the esplanade from this cottage. Fix up the cottage to use today and build your dream home later, or build today on this 1/2 acre lot. The lot is 100 feet wide plus there is an unused road allowance of 66 feet to the west side of the lot. Lots of space for elbow room.



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**Active**
R2128283Board: V
House/Single Family**5790 TRAIL AVENUE**

Sunshine Coast

Sechelt District

VON 3A6

Residential Detached

\$788,000 (LP)

(SP)



| | | | |
|-------------------------------------|------------------|-------------|----------------------------------|
| Sold Date: | Frontage (feet): | 0.00 | Original Price: \$798,000 |
| Meas. Type: Feet | Bedrooms: | 3 | Approx. Year Built: 1998 |
| Depth / Size: IRR | Bathrooms: | 4 | Age: 19 |
| Lot Area (sq.ft.): 12,678.00 | Full Baths: | 4 | Zoning: R1 |
| Flood Plain: | Half Baths: | 0 | Gross Taxes: \$4,796.64 |
| Rear Yard Exp: | | | For Tax Year: 2016 |
| Council Apprv?: | | | Tax Inc. Utilities?: |
| If new, GST/HST inc?: | | | P.I.D.: 005-017-785 |
| | | | Tour: Virtual Tour URL |

View: **Yes: Sechelt Inlet and Mountains**

Complex / Subdiv:

Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: **2 Storey w/Bsmt.**
 Construction: **Frame - Wood**
 Exterior: **Vinyl**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **3**
 Fireplace Fuel: **Gas - Natural**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Electric, Forced Air, Natural Gas**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
 Type of Roof: **Asphalt**

Reno. Year:
 R.I. Plumbing:
 R.I. Fireplaces:

Total Parking: **7** Covered Parking: **4** Parking Access:
 Parking: **Add. Parking Avail., Garage; Triple, RV Parking Avail.**

Dist. to Public Transit: **1 BLK** Dist. to School Bus: **1 BLK**
 Title to Land: **Freehold NonStrata**

Property Disc.: **Yes**
 PAD Rental:
 Fixtures Leased: **No** :
 Fixtures Rmvd: **No** :
 Floor Finish: **Wall/Wall/Mixed**

Legal: **PL VAP18819 LT 137 BLK 10&11 DL 1331 LD 36 **TR 05/15/17****

Amenities:

Site Influences: **Central Location, Golf Course Nearby, Marina Nearby, Recreation Nearby, Shopping Nearby**Features: **ClthWsh/Dryr/Frdg/Stve/DW, Disposal - Waste, Fireplace Insert, Hot Tub Spa/Swirlpool, Jetted Bathtub, Oven-Built In, Security**

| Floor | Type | Dimensions | Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|----------------|--------------|-------|----------------|--------------|-------|------------|--------------|
| Main | Foyer | 9'4 x 6'4 | Above | Flex Room | 10'3 x 11'11 | Below | Media Room | 12'1 x 23'4 |
| Main | Living Room | 14'6 x 15'8 | Above | Dressing Room | 8'3 x 5'7 | Below | Bar Room | 6'3 x 12'1 |
| Main | Kitchen | 13'1 x 14'3 | Above | Walk-In Closet | 5'6 x 5'10 | Below | Utility | 20'7 x 12'2 |
| Main | Great Room | 16'1 x 9'11 | Above | Patio | 8'11 x 6'3 | Below | Wine Room | 13'11 x 7'11 |
| Main | Living Room | 15'5 x 11'11 | Above | Bedroom | 11'5 x 13'1 | | | x |
| Main | Nook | 12'6 x 7'1 | Above | Bedroom | 16'4 x 11'2 | | | x |
| Main | Pantry | 5'6 x 7'11 | Above | Study | 15'2 x 16'10 | | | x |
| Main | Laundry | 17'7 x 7'11 | Above | Storage | 5'5 x 9'5 | | | x |
| Main | Patio | 12'8 x 12'9 | Above | Den | 10'5 x 7'11 | | | |
| Above | Master Bedroom | 16'2 x 13'9 | Below | Recreation | 15'8 x 15'6 | | | |

Finished Floor (Main): **1,220**
 Finished Floor (Above): **1,047**
 Finished Floor (Below): **0**
 Finished Floor (Basement): **1,072**
 Finished Floor (Total): **3,339 sq. ft.**
 Unfinished Floor: **0**
 Grand Total: **3,339 sq. ft.**

of Rooms: **24**
 # of Kitchens: **1**
 # of Levels: **3**
 Suite:
 Crawl/Bsmt. Height:
 Beds in Basement: **0** Beds not in Basement: **3**
 Basement: **Fully Finished**

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

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

Listing Broker(s): **Sotheby's Int'l Realty Canada**

This stunning executive style home feels like you live on top of the world! Luxury living with a lovely ocean view of Sechelt Inlet and panoramic mountain views which span for miles in the distance. Get lost in your own home with plenty of areas to enjoy peace and quiet from the spa room, dens, sitting areas, and a fabulous office space equipped with an ensuite. Bring the family and friends together to watch movies on the large projector screen and 16 person seated theatre room. Luxurious great room with floor to ceiling windows fill the room with light and gorgeous views. Enjoy three gas fireplaces including the master bedroom suite equipped with a dressing room and 5 star ensuite. Park your full size RV and two other vehicles inside your over height garage space and workshop!



Presented by:

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Keller Williams Black Diamond

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www.thanelanz.com

vancouverinvestor@gmail.com



Active
R2192481

Board: V
House/Single Family

6529 N GALE AVENUE

Sunshine Coast

Sechelt District

V0N 3A5

Residential Detached

\$824,900 (LP)

(SP)



Sold Date: Frontage (feet): **0.00** Original Price: **\$899,000**
Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1993**
Depth / Size: Bathrooms: **4** Age: **24**
Lot Area (sq.ft.): **21,539.00** Full Baths: **2** Zoning: **R1**
Flood Plain: **No** Half Baths: **2** Gross Taxes: **\$6,410.35**
Rear Yard Exp: **South** For Tax Year: **2017**
Council Apprv?: Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **018-085-571**
Tour: **Virtual Tour URL**

View: **Yes: OUTSTANDING SECHELT INLET VIEW**
Complex / Subdiv: **THE SHORES**
Services Connected: **Community, Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: **2 Storey w/Bsmt.**
Construction: **Frame - Wood**
Exterior: **Wood**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **1**
Fireplace Fuel: **Wood**
Water Supply: **City/Municipal**
Fuel/Heating: **Radiant, Wood**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Wood**

Reno. Year:
R.I. Plumbing:
R.I. Fireplaces:

Total Parking: **8** Covered Parking: **2** Parking Access: **Front, Side**
Parking: **Add. Parking Avail., Garage; Double, RV Parking Avail.**

Dist. to Public Transit: **near** Dist. to School Bus: **near**
Title to Land: **Freehold NonStrata**

Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No**
Fixtures Rmvd: **:**
Floor Finish: **Mixed**

Legal: **PL LMP8591 LT 64 DL 1473 GR 1 NWD **TR 09/06/17****

Amenities:

Site Influences: **Golf Course Nearby, Marina Nearby, Private Setting, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings**

| Floor | Type | Dimensions | Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|----------------|---------------|-------|---------|---------------|-------|------|------------|
| Main | Living Room | 20' x 19' | Above | Bedroom | 13'5' x 13'4' | | | x |
| Main | Dining Room | 13' x 11'11" | Above | Bedroom | 19'4' x 11'3" | | | x |
| Main | Kitchen | 21'6' x 13'6" | Above | Study | 19' x 17'4" | | | x |
| Main | Family Room | 20'3' x 13'8" | | | | | | x |
| Main | Foyer | 12' x 8' | | | | | | x |
| Main | Master Bedroom | 18' x 13'6" | | | | | | x |
| Main | Office | 11'4' x 10'6" | | | | | | x |
| Main | Laundry | 11' x 6'6" | | | | | | x |
| Main | Storage | 12' x 4'9" | | | | | | x |
| Above | Bedroom | 14' x 11' | | | | | | x |

| | | | | | | | |
|----------------------------|----------------------|--------------------------------|------|--------------|-------------|-----------|----------------|
| Finished Floor (Main): | 2,420 | # of Rooms: 13 | Bath | Floor | # of Pieces | Ensuite? | Outbuildings |
| Finished Floor (Above): | 1,450 | # of Kitchens: 1 | 1 | Main | 4 | No | Barn: |
| Finished Floor (Below): | 0 | # of Levels: 2 | 2 | Main | 2 | No | Workshop/Shed: |
| Finished Floor (Basement): | 0 | Suite: None | 3 | Above | 4 | No | Pool: |
| Finished Floor (Total): | 3,870 sq. ft. | Crawl/Bsmt. Height: | 4 | Above | 2 | No | Garage Sz: |
| | | Beds in Basement: 0 | 5 | | | | Door Height: |
| Unfinished Floor: | 420 | Basement: Part | 6 | | | | |
| Grand Total: | 4,290 sq. ft. | Beds not in Basement: 4 | 7 | | | | |
| | | | 8 | | | | |

Listing Broker(s): **Coldwell Banker Marquise Rlty**

West Coast Custom Executive home with outstanding ocean & mountain views. Situated on a large corner lot, this spacious 4,200 sq ft home features 5 bedrooms, 3 bathrooms, large bonus room, double garage & two workshops. Offering an open floor plan & featuring dramatic vaulted ceilings, granite countertops, hot tub, stone faced wood-burning fireplace & cedar and stone throughout. Mature private gardens, RV parking and additional car parking. Located in an area of fine homes & just across the street from beach access. Close to golf, indoor tennis, hiking trails, and all the amenities of Sechelt.



Presented by:

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Active
R2187725

Board: V
House/Single Family

12811 BEAVER ROAD

Sunshine Coast
Pender Harbour Egmont
V0N 2H1

Residential Detached

\$849,900 (LP)

(SP)



| | | | |
|-------------------------------------|------------------|---------------|----------------------------------|
| Sold Date: | Frontage (feet): | 167.42 | Original Price: \$945,000 |
| Meas. Type: Feet | Bedrooms: | 3 | Approx. Year Built: 2004 |
| Depth / Size: Irregular | Bathrooms: | 3 | Age: 13 |
| Lot Area (sq.ft.): 10,923.00 | Full Baths: | 2 | Zoning: R2 |
| Flood Plain: | Half Baths: | 1 | Gross Taxes: \$3,481.34 |
| Rear Yard Exp: South | | | For Tax Year: 2016 |
| Council Apprv?: | | | Tax Inc. Utilities?: |
| If new, GST/HST inc?: | | | P.I.D.: 007-755-724 |
| | | | Tour: Virtual Tour URL |

View: **Yes: Tidal Ocean View/Gerrans Bay**

Complex / Subdiv:

Services Connected: **Electricity, Septic, Water**

Style of Home: **3 Storey**
Construction: **Frame - Wood**
Exterior: **Hardi Plank**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **1**
Fireplace Fuel: **Wood**
Water Supply: **City/Municipal**
Fuel/Heating: **Electric, Forced Air, Wood**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Asphalt**

Reno. Year:
R.I. Plumbing:
R.I. Fireplaces:

Total Parking: Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Double**

Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:

Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish: **Wall/Wall/Mixed**

Legal: **PL VAP14692 LT 59 DL 1362 LD 36 GROUP 1.**

Amenities:

Site Influences: **Marina Nearby, Recreation Nearby, Rural Setting, Shopping Nearby, Waterfront Property**
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

| Floor | Type | Dimensions | Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|----------------|--------------|-------|------------|-------------|-------|------|------------|
| Main | Solarium | 11' x 11'2 | Above | Flex Room | 21' x 12' | | | x |
| Main | Eating Area | 8' x 11'2 | Above | Bedroom | 10'8 x 12'5 | | | x |
| Main | Kitchen | 11'2 x 11'6 | Above | Media Room | 23'10 x 14' | | | x |
| Main | Living Room | 10'10 x 13'4 | | | x | | | x |
| Main | Dining Room | 11'8 x 10'8 | | | x | | | x |
| Main | Foyer | 8'10 x 5'2 | | | x | | | x |
| Main | Laundry | 7' x 6'3 | | | x | | | x |
| Above | Master Bedroom | 17'5 x 12'3 | | | x | | | x |
| Above | Walk-In Closet | 7'3 x 6'4 | | | x | | | |
| Above | Bedroom | 11' x 12' | | | x | | | |

Finished Floor (Main): **1,093**
Finished Floor (Above): **1,597**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **2,690 sq. ft.**

Unfinished Floor: **0**
Grand Total: **2,690 sq. ft.**

of Rooms: **13**
of Kitchens: **1**
of Levels: **3**
Suite:
Crawl/Bsmt. Height: **4'**
Beds in Basement: **0** Beds not in Basement: **3**
Basement: **Crawl**

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

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

Listing Broker(s): **Royal LePage Sussex (MadPk)**

Royal LePage Sussex (MadPk)

Spacious Waterfront Home on Level, Sunny & Private Property. Loaded with Charm and situated only steps from the shoreline of Gerrans Bay in Pender Harbour. Enjoy the seabirds in the quiet of of this tranquil bay from the privacy of the yard or the sun-filled morning room... 3 bedrooms, 3 bathrooms, formal plus casual dining, with fully finished attached garage. Additional Features include cozy, wood burning heatilator fireplace, "Flex" room ideal for young & old to play in, plus a generous "Media-style" or Games room on the top level, built-in vacuum & water filtration system. Relax outdoors on wrap-around covered deck or in the Sun room overlooking the Bay. Corner lot is bordered by a trickling stream adding to the charm of this private, waterfront setting.



Presented by:

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Active
R2187196

Board: V
House/Single Family

13038 HASSAN ROAD

Sunshine Coast
Pender Harbour Egmont
V0N 2H1

Residential Detached

\$919,000 (LP)

(SP)



| | | | |
|--------------------------------|------------------|---------------|----------------------------------|
| Sold Date: | Frontage (feet): | 242.20 | Original Price: \$949,000 |
| Meas. Type: Feet | Bedrooms: | 2 | Approx. Year Built: 9999 |
| Depth / Size: 353 | Bathrooms: | 1 | Age: 999 |
| Lot Area (sq.ft.): 0.00 | Full Baths: | 1 | Zoning: R2 |
| Flood Plain: | Half Baths: | 0 | Gross Taxes: \$3,384.38 |
| Rear Yard Exp: | | | For Tax Year: 2017 |
| Council Apprv?: | | | Tax Inc. Utilities?: No |
| If new, GST/HST inc?: | | | P.I.D.: 010-634-835 |
| | | | Tour: |

View: **Yes: WESTERN OCEAN VIEWS**

Complex / Subdiv:

Services Connected: **Electricity, Water**

Style of Home: **Rancher/Bungalow**

Construction: **Frame - Wood**

Exterior: **Wood**

Foundation: **Other**

Rain Screen:

Renovations:

of Fireplaces: **1**

Fireplace Fuel: **Wood**

Water Supply: **City/Municipal**

Fuel/Heating: **Baseboard, Electric, Wood**

Outdoor Area: **Patio(s), Sundeck(s)**

Type of Roof: **Metal**

Reno. Year:

R.I. Plumbing:

R.I. Fireplaces:

Total Parking: Covered Parking: Parking Access:
Parking: **DetachedGrge/Carport, Open, RV Parking Avail.**

Dist. to Public Transit:

Dist. to School Bus:

Title to Land: **Freehold NonStrata**

Property Disc.: **No**

PAD Rental:

Fixtures Leased: **No :**

Fixtures Rmvd: **No :**

Floor Finish:

Legal: **LT 1 BLK 51 DL 1390 PL 7404**

Amenities:

Site Influences: **Lane Access, Private Setting, Recreation Nearby, Waterfront Property**

Features: **Free Stand F/P or Wdstove, Microwave, Refrigerator, Stove**

| Floor | Type | Dimensions | Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------------|--------------------|----------------------|-------|------|------------|-------|------|------------|
| Main | Living Room | 23'2" x 13'3" | | | x | | | x |
| Main | Dining Room | 12' x 8'6" | | | x | | | x |
| Main | Bedroom | 13'4" x 8'4" | | | x | | | x |
| Main | Bedroom | 14'3" x 10'3" | | | x | | | x |
| Main | Foyer | 9'8" x 4'1" | | | x | | | x |
| Main | Kitchen | 14' x 9'8" | | | x | | | x |
| | | x | | | x | | | x |
| | | x | | | x | | | x |
| | | x | | | x | | | x |
| | | x | | | x | | | x |

| | | | | | | | | | |
|----------------------------|----------------------|----------------------------|--------------------------------|------|---|-------------|-------------|-----------|----------------|
| Finished Floor (Main): | 1,100 | # of Rooms: | 6 | Bath | 1 | Floor | # of Pieces | Ensuite? | Outbuildings |
| Finished Floor (Above): | 0 | # of Kitchens: | 1 | | 2 | Main | 4 | No | Barn: |
| Finished Floor (Below): | 0 | # of Levels: | 1 | | 3 | | | | Workshop/Shed: |
| Finished Floor (Basement): | 0 | Suite: | | | 4 | | | | Pool: |
| Finished Floor (Total): | 1,100 sq. ft. | Crawl/Bsmt. Height: | | | 5 | | | | Garage Sz: |
| Unfinished Floor: | 0 | Beds in Basement: 0 | Beds not in Basement: 2 | | 6 | | | | Door Height: |
| Grand Total: | 1,100 sq. ft. | Basement: Crawl | | | 7 | | | | |
| | | | | | 8 | | | | |

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

Waterfront home and cottage on over 1.3 sunny acres at the west end of Francis Peninsula with breathtaking views of Pender Harbour. Lots of opportunities and future potential here, whether making this your main residence, summer getaway or vacation rental. The solid 2 bedroom main home features spacious living room with great views and cozy fireplace. The 500+ sq ft cottage needs a little TLC but great guest accommodation. Short boat ride or drive to Madeira Park, marinas and all the wonderful recreation opportunities Pender Harbour offers.



Presented by:

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Active
R2190903

Board: V
House/Single Family

1605 MISSION ROAD

Sunshine Coast

Sechelt District

V0N 3A1

Residential Detached

\$995,000 (LP)

(SP)



| | | | |
|-------------------------------------|------------------|---------------|------------------------------------|
| Sold Date: | Frontage (feet): | 183.00 | Original Price: \$1,095,000 |
| Meas. Type: Feet | Bedrooms: | 3 | Approx. Year Built: 1975 |
| Depth / Size: | Bathrooms: | 2 | Age: 42 |
| Lot Area (sq.ft.): 58,806.24 | Full Baths: | 2 | Zoning: R1 |
| Flood Plain: Yes | Half Baths: | 0 | Gross Taxes: \$5,040.19 |
| Rear Yard Exp: | | | For Tax Year: 2017 |
| Council Apprv?: | | | Tax Inc. Utilities?: |
| If new, GST/HST inc?: | | | P.I.D.: 007-476-710 |
| | | | Tour: |

View: **Yes: Oceanview**

Complex / Subdiv:

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

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Wood**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **2**
Fireplace Fuel: **Gas - Natural, Wood**
Water Supply: **City/Municipal**
Fuel/Heating: **Natural Gas, Radiant, Wood**
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: **1** Parking Access:
Parking: **Carport; Single, Open**

Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:

Property Disc.: **No**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: :
Floor Finish: **Hardwood, Vinyl/Linoleum, Wall/Wall/Mixed**

Legal: **PL VAP16505 LT 2 BLK A DL 1356 LD 36**

Amenities: **Garden, Workshop Detached**

Site Influences: **Private Setting, Private Yard, Recreation Nearby, Shopping Nearby, Treed, Waterfront Property**

Features: **ClthWsh/Dryr/Frdg/Stve/DW**

| Floor | Type | Dimensions | Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|----------------|-------------|-------|------|------------|-------|------|------------|
| Main | Foyer | 9' x 7'9 | | | x | | | x |
| Main | Office | 15' x 10'6 | | | x | | | x |
| Main | Living Room | 17'5 x 16' | | | x | | | x |
| Main | Dining Room | 12' x 11' | | | x | | | x |
| Main | Kitchen | 11' x 14' | | | x | | | x |
| Main | Family Room | 15' x 16' | | | x | | | x |
| Main | Bedroom | 12' x 15'6 | | | x | | | x |
| Main | Bedroom | 18' x 11' | | | x | | | x |
| Above | Master Bedroom | 31' x 15'10 | | | x | | | x |
| | | x | | | x | | | |

Finished Floor (Main): **2,060**
Finished Floor (Above): **872**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **2,932 sq. ft.**

Unfinished Floor: **0**
Grand Total: **2,932 sq. ft.**

of Rooms: **9**
of Kitchens: **1**
of Levels: **2**
Suite:
Crawl/Bsmt. Height: **4'**
Beds in Basement: **0** Beds not in Basement: **3**
Basement: **Crawl**

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

Outbuildings
Barn:
Workshop/Shed:
Pool:
Garage Sz: **12 x 24.5**
Door Height:

Listing Broker(s): **Sutton Grp-West Coast Realty**

Spectacular Waterfront Property in Davis Bay. Located at the mouth of Chapman Creek, this 2900sf 3-bedroom home on 1.35 acres provides a great opportunity to create something special with this home and property. Enjoy this private oasis located minutes away from the Davis Bay seawall and pier.



Presented by:

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**Active**
R2132972Board: V
House/Single Family**285 MORNINGSIDE ROAD**Islands-Van. & Gulf
Salt Spring Island
V8K 1V7

Residential Detached

\$998,000 (LP)

(SP)



| | | | |
|--------------------------------|------------------|-------------|----------------------------------|
| Sold Date: | Frontage (feet): | 0.00 | Original Price: \$998,000 |
| Meas. Type: Feet | Bedrooms: | 3 | Approx. Year Built: 1982 |
| Depth / Size: | Bathrooms: | 2 | Age: 35 |
| Lot Area (sq.ft.): 0.00 | Full Baths: | 2 | Zoning: R |
| Flood Plain: No | Half Baths: | 0 | Gross Taxes: \$4,732.54 |
| Rear Yard Exp: | | | For Tax Year: 2016 |
| Council Apprv?: | | | Tax Inc. Utilities?: No |
| If new, GST/HST inc?: | | | P.I.D.: 000-766-879 |
| | | | Tour: |

View: **Yes: OCEAN, MOUNTAINS**

Complex / Subdiv:

Services Connected: **Electricity, Septic, Water**

Style of Home: **2 Storey**
 Construction: **Frame - Wood**
 Exterior: **Wood**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **1**
 Fireplace Fuel: **Wood**
 Water Supply: **Community**
 Fuel/Heating: **Electric**
 Outdoor Area: **Patio(s) & Deck(s)**
 Type of Roof: **Asphalt**

Reno. Year:
 R.I. Plumbing:
 R.I. Fireplaces:

Total Parking: Covered Parking: Parking Access:
 Parking: **Open**
 Dist. to Public Transit:
 Title to Land: **Freehold NonStrata**
 Dist. to School Bus:
 Property Disc.: **No**
 PAD Rental:
 Fixtures Leased: **No** :
 Fixtures Rmvd: **No** :
 Floor Finish:

Legal: **SL 2 SEC 53 SSSI CD PL 789 TOGETHER WITH AN INTEREST IN THE COMM PTY IN PROP TO THE UNIT ENTITLEMENT OF THE SL**

Amenities:

Site Influences: **Private Setting, Rural Setting, Treed, Waterfront Property**Features: **Other - See Remarks**

| Floor | Type | Dimensions | Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|----------------|------------|-------|------|------------|-------|------|------------|
| Main | Foyer | 8' x 5' | | | x | | | x |
| Main | Living Room | 20' x 19' | | | x | | | x |
| Main | Dining Room | 11' x 10' | | | x | | | x |
| Main | Kitchen | 14' x 7' | | | x | | | x |
| Main | Bedroom | 14' x 10' | | | x | | | x |
| Main | Utility | 17' x 8' | | | x | | | x |
| Above | Master Bedroom | 15' x 13' | | | x | | | x |
| Above | Bedroom | 12' x 8' | | | x | | | x |
| Above | Den | 11' x 9' | | | x | | | x |
| | | x | | | x | | | |

| | | | | | | | | | |
|----------------------------|----------------------|----------------------------|--------------------------------|------|--|--------------|-------------|-----------|----------------|
| Finished Floor (Main): | 1,250 | # of Rooms: | 9 | Bath | | Floor | # of Pieces | Ensuite? | Outbuildings |
| Finished Floor (Above): | 861 | # of Kitchens: | 1 | 1 | | Main | 3 | No | Barn: |
| Finished Floor (Below): | 0 | # of Levels: | 2 | 2 | | Above | 3 | No | Workshop/Shed: |
| Finished Floor (Basement): | 0 | Suite: | None | 3 | | | | | Pool: |
| Finished Floor (Total): | 2,111 sq. ft. | Crawl/Bsmt. Height: | | 4 | | | | | Garage Sz: |
| | | Beds in Basement: 0 | Beds not in Basement: 3 | 5 | | | | | Door Height: |
| Unfinished Floor: | 0 | Basement: Crawl | | 6 | | | | | |
| Grand Total: | 2,111 sq. ft. | | | 7 | | | | | |
| | | | | 8 | | | | | |

Listing Broker(s): **Sea to Sky Premier Properties**

Seeking privacy? A natural environment? A lovely crushed shell beach? A home with style? Here's a waterfront opportunity for you. Located at Salt Spring's special "south end", with sunny s/SW/w exposures...enjoy sunsets from your beach. Walk to Fulford Village...close to ferry to Victoria...in a quiet enclave of fine homes. Home just needs some very gentle TLC to return it to its original allure. Some limbing and trimming of the forest surround will reopen viewscapes. This is a Best Buy opportunity to own a lovely Salt Spring Island waterfront. 24 hour notice re all showings



Presented by:

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**Active**
R2189134Board: V
House/Single Family**5147 SUNSHINE COAST HIGHWAY**Sunshine Coast
Sechelt District
V3A 3A2

Residential Detached

\$999,000 (LP)

(SP)



| | | | |
|-------------------------------------|------------------|---------------|------------------------------------|
| Sold Date: | Frontage (feet): | 100.00 | Original Price: \$1,099,000 |
| Meas. Type: Feet | Bedrooms: | 2 | Approx. Year Built: 9999 |
| Depth / Size: 325 | Bathrooms: | 1 | Age: 999 |
| Lot Area (sq.ft.): 30,487.00 | Full Baths: | 1 | Zoning: R1 |
| Flood Plain: | Half Baths: | 0 | Gross Taxes: \$4,745.78 |
| Rear Yard Exp: West | | | For Tax Year: 2017 |
| Council Apprv?: | | | Tax Inc. Utilities?: No |
| If new, GST/HST inc?: | | | P.I.D.: 008-458-855 |
| | | | Tour: |

View: **Yes: OCEANVIEW - TRAIL ISLANDS**

Complex / Subdiv:

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

Style of Home: **1 Storey**
 Construction: **Frame - Wood**
 Exterior: **Other**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **1**
 Fireplace Fuel: **Wood**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Forced Air, Natural Gas, Wood**
 Outdoor Area: **Sundeck(s)**
 Type of Roof: **Asphalt**

Reno. Year:
 R.I. Plumbing:
 R.I. Fireplaces:

Total Parking: **3** Covered Parking: Parking Access: **Front**
 Parking: **Open**

Dist. to Public Transit:
 Title to Land: **Freehold NonStrata** Dist. to School Bus:

Property Disc.: **No**
 PAD Rental:
 Fixtures Leased: **No** :
 Fixtures Rmvd: **No** :
 Floor Finish: **Hardwood, Wall/Wall/Mixed**

Legal: **LOTS 31 & 32 DISTRICT LOT 1329 PLAN 2ND PID#008-458-863**

Amenities:

Site Influences: **Central Location, Marina Nearby, Private Setting, Private Yard, Recreation Nearby, Waterfront Property**Features: **Fireplace Insert, Security System**

| Floor | Type | Dimensions | Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|----------------|-------------|-------|------|------------|-------|------|------------|
| Main | Living Room | 17'2 x 14'6 | | | x | | | x |
| Main | Dining Room | 13'4 x 9'2 | | | x | | | x |
| Main | Kitchen | 10'6 x 9'10 | | | x | | | x |
| Main | Storage | 5'4 x 5' | | | x | | | x |
| Main | Laundry | 9'6 x 6' | | | x | | | x |
| Main | Master Bedroom | 14'8 x 12' | | | x | | | x |
| Main | Bedroom | 11'6 x 11'2 | | | x | | | x |
| | | x | | | x | | | x |
| | | x | | | x | | | x |
| | | x | | | x | | | x |

| | | | | | | | |
|----------------------------|----------------------|-----------------------------------|------|-------------|-------------|-----------|----------------|
| Finished Floor (Main): | 1,156 | # of Rooms: 7 | Bath | Floor | # of Pieces | Ensuite? | Outbuildings |
| Finished Floor (Above): | 0 | # of Kitchens: 1 | 1 | Main | 4 | No | Barn: |
| Finished Floor (Below): | 0 | # of Levels: 1 | 2 | | | | Workshop/Shed: |
| Finished Floor (Basement): | 0 | Suite: | 3 | | | | Pool: |
| Finished Floor (Total): | 1,156 sq. ft. | Crawl/Bsmt. Height: | 4 | | | | Garage Sz: |
| | | Beds in Basement: 0 | 5 | | | | Door Height: |
| Unfinished Floor: | 0 | Beds not in Basement: 2 | 6 | | | | |
| Grand Total: | 1,156 sq. ft. | Basement: Full, Unfinished | 7 | | | | |
| | | | 8 | | | | |

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

Unique 100' waterfront property overlooking the Trail Islands and Trail Bay. This private character home is bordered by laurels on one side and an undeveloped road allowance on the other. It's positioned on two separate title lots in a beautiful setting with westerly ocean and island views with spectacular sunsets. The cottage is of a time period with wood and lead-glass features in the dining and archway, stone-faced fireplace and hardwood floors in the living room and master bedroom. The perfect getaway for now with the future potential of building on two lots.



Presented by:

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**Active**
R2158387Board: V
House with Acreage**474 W STICKS ALLISON ROAD**

Islands-Van. & Gulf

Galiano Island

VON 1P0

Residential Detached

\$1,100,000 (LP)

(SP)



| | | | |
|-------------------------------------|------------------|---------------|------------------------------------|
| Sold Date: | Frontage (feet): | 200.00 | Original Price: \$1,100,000 |
| Meas. Type: Feet | Bedrooms: | 4 | Approx. Year Built: 1987 |
| Depth / Size: 450 | Bathrooms: | 4 | Age: 30 |
| Lot Area (sq.ft.): 87,120.00 | Full Baths: | 3 | Zoning: SLR |
| Flood Plain: | Half Baths: | 1 | Gross Taxes: \$5,582.04 |
| Rear Yard Exp: North | | | For Tax Year: 2016 |
| Council Apprv?: | | | Tax Inc. Utilities?: No |
| If new, GST/HST inc?: | | | P.I.D.: 000-147-656 |
| | | | Tour: |

View: **Yes: WATERFRONT/LOWBANK/GEORGIA STR**

Complex / Subdiv:

Services Connected: **Electricity, Septic, Water**Style of Home: **Rancher/Bungalow w/Bsmt.**Construction: **Concrete**Exterior: **Stucco**Foundation: **Concrete Perimeter**

Rain Screen:

Renovations:

of Fireplaces: **2**Fireplace Fuel: **Wood**Water Supply: **Well - Drilled**Fuel/Heating: **Forced Air, Oil, Wood**Outdoor Area: **Balcny(s) Patio(s) Dck(s)**Type of Roof: **Wood**

Reno. Year:

R.I. Plumbing:

R.I. Fireplaces:

Total Parking: **10** Covered Parking: **3** Parking Access: **Front**
Parking: **Carport; Single, Garage; Double, Open**

Dist. to Public Transit:

Dist. to School Bus:

Title to Land: **Freehold NonStrata**Property Disc.: **Yes**

PAD Rental:

Fixtures Leased: **No**Fixtures Rmvd: **No**Floor Finish: **Hardwood, Wall/Wall/Mixed**Legal: **PL VIP36330 LT 13 DL 29 COWICHAN LAND DISTRICT GALIANO ISLAND**

Amenities:

Site Influences: **Cleared, Private Setting, Recreation Nearby, Rural Setting, Waterfront Property**Features: **ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Storage Shed, Vacuum Blt. In**

| Floor | Type | Dimensions | Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|----------------|------------|-------|------------|------------|-------|------|------------|
| Main | Living Room | 30'6 x 22' | Bsmt | Games Room | 12'6 x 25' | | | x |
| Main | Family Room | 26' x 21'6 | Bsmt | Bedroom | 10' x 13' | | | x |
| Main | Dining Room | 14' x 14' | Bsmt | Bedroom | 10' x 13'6 | | | x |
| Main | Foyer | 7'10 x 21' | Bsmt | Utility | 15' x 30' | | | x |
| Main | Kitchen | 12' x 17' | Bsmt | Storage | 8' x 19'6 | | | x |
| Main | Laundry | 12' x 18' | | | x | | | x |
| Main | Master Bedroom | 15' x 26' | | | x | | | x |
| Main | Walk-In Closet | 8' x 9'6 | | | x | | | x |
| Main | Bedroom | 12' x 12'6 | | | x | | | |
| Bsmt | Recreation | 19' x 22' | | | x | | | |

Finished Floor (Main): **3,000**Finished Floor (Above): **0**Finished Floor (Below): **1,000**Finished Floor (Basement): **800**Finished Floor (Total): **4,800 sq. ft.**Unfinished Floor: **0**Grand Total: **4,800 sq. ft.**# of Rooms: **15**# of Kitchens: **1**# of Levels: **2**

Suite:

Crawl/Bsmt. Height:

Beds in Basement: **2** Beds not in Basement: **2**Basement: **Partly Finished**

Bath

1

2

3

4

5

6

7

8

Floor

Main

Main

Main

Bsmt

of Pieces

4

3

2

3

Ensuite?

Yes

No

No

No

Outbuildings

Barn:

Workshop/Shed: **13' x**

Pool:

Garage Sz: **25' x 18'**

Door Height:

Listing Broker(s): **Galiano Island Realty****Galiano Island Realty**

If you look for a sunny and unique waterfront home with a cove that allows easy access to the ocean to go for a swim or pull out your boat, look no further. This 2 acre waterfront property on Georgia Strait has over 200 feet of waterfront, a registered boat launch and a 4,000 sq ft+ European-style family home with a 2 car garage attached to it. Your guests can stay in the self-contained 500 sq ft cottage. An excellent property to entertain family and friends.



Presented by:

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**Active**
R2191502Board: V
House/Single Family**1710 WOODS ROAD**

Bowen Island

Bowen Island

V0N 1G2

Residential Detached

\$1,150,000 (LP)

(SP)



| | | | |
|------------------------------------|------------------|-------------|------------------------------------|
| Sold Date: | Frontage (feet): | 0.00 | Original Price: \$1,250,000 |
| Meas. Type: Feet | Bedrooms: | 3 | Approx. Year Built: 1973 |
| Depth / Size: | Bathrooms: | 4 | Age: 44 |
| Lot Area (sq.ft.): 8,280.00 | Full Baths: | 2 | Zoning: SR2 |
| Flood Plain: | Half Baths: | 2 | Gross Taxes: \$2,864.53 |
| Rear Yard Exp: | | | For Tax Year: 2017 |
| Council Apprv?: | | | Tax Inc. Utilities?: No |
| If new, GST/HST inc?: | | | P.I.D.: 015-898-890 |
| | | | Tour: |

View: **Yes: Ocean SSW Grafton Bay Hutt Is**Complex / Subdiv: **Grafton Bay**Services Connected: **Electricity, Septic, Water**

Style of Home: **4 Level Split**
 Construction: **Frame - Wood**
 Exterior: **Wood**
 Foundation: **Other**
 Rain Screen:
 Renovations:
 # of Fireplaces: **2**
 Fireplace Fuel: **Electric, Wood**
 Water Supply: **Well - Shallow**
 Fuel/Heating: **Baseboard, Wood**
 Outdoor Area: **Patio(s) & Deck(s), Sundeck(s)**
 Type of Roof: **Torch-On**

Reno. Year:
 R.I. Plumbing:
 R.I. Fireplaces:

Total Parking: Covered Parking: Parking Access:
 Parking: **Open**
 Dist. to Public Transit:
 Title to Land: **Freehold NonStrata**
 Dist. to School Bus:
 Property Disc.: **Yes**
 PAD Rental:
 Fixtures Leased: **No** :
 Fixtures Rmvd: :
 Floor Finish:

Legal: **PL VAP 3581 LOT C DL 2958 LD 36**Amenities: **Sauna/Steam Room**Site Influences: **Waterfront Property**

Features:

| Floor | Type | Dimensions | Floor | Type | Dimensions | Floor | Type | Dimensions |
|--------------|--------------------|---------------------|-------------|------------------|--------------------|-------|------|------------|
| Main | Foyer | 7'7 x 9'7 | Bsmt | Workshop | 14'5 x 27'4 | | | x |
| Main | Living Room | 11'7 x 11'9 | Bsmt | Cold Room | 3'7 x 23'7 | | | x |
| Main | Bedroom | 11'10 x 15'7 | Main | Bedroom | 11'7 x 11'9 | | | x |
| Main | Storage | 7' x 8'4 | | | x | | | x |
| Above | Bedroom | 11'7 x 11'9 | | | x | | | x |
| Above | Storage | 7'8 x 8'4 | | | x | | | x |
| Below | Kitchen | 7'7 x 11'11 | | | x | | | x |
| Below | Family Room | 11'11 x 37'3 | | | x | | | x |
| Below | Laundry | 5'11 x 19'3 | | | x | | | |
| Below | Sauna | 6' x 10'2 | | | x | | | |

Finished Floor (Main): **962**
 Finished Floor (Above): **347**
 Finished Floor (Below): **767**
 Finished Floor (Basement): **24**
 Finished Floor (Total): **2,100 sq. ft.**

of Rooms: **13**
 # of Kitchens: **1**
 # of Levels: **4**
 Suite:
 Crawl/Bsmt. Height:
 Beds in Basement: **0** Beds not in Basement: **3**
 Basement: **Unfinished**

| Bath | Floor | # of Pieces | Ensuite? |
|------|--------------|-------------|-----------|
| 1 | Main | 3 | No |
| 2 | Above | 4 | No |
| 3 | Below | 2 | No |
| 4 | Bsmt | 2 | No |
| 5 | | | |
| 6 | | | |
| 7 | | | |
| 8 | | | |

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

Unfinished Floor: **969**
 Grand Total: **3,069 sq. ft.**

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

Rare and special SSW facing waterfront home in a very quiet Bowen neighbourhood. Gated, uniquely designed & 70's styled, split level home awaits someone wanting to add their creative touch to updating this original condition waterfront home. Situated above a little known and somewhat secluded neighbourhood beach. Expansive ocean views over Grafton Bay, to Hutt Island, the Sunshine Coast and beyond.



Presented by:

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**Active**
R2200578Board: V
House/Single Family**6226 MIKA ROAD**Sunshine Coast
Sechelt District
V0N 3A7

Residential Detached

\$1,188,000 (LP)

(SP)



| | | | |
|-------------------------------------|------------------|--------------|------------------------------------|
| Sold Date: | Frontage (feet): | 75.00 | Original Price: \$1,188,000 |
| Meas. Type: Feet | Bedrooms: | 6 | Approx. Year Built: 2008 |
| Depth / Size: 153 | Bathrooms: | 4 | Age: 9 |
| Lot Area (sq.ft.): 11,500.00 | Full Baths: | 4 | Zoning: R-1 |
| Flood Plain: | Half Baths: | 0 | Gross Taxes: \$6,024.87 |
| Rear Yard Exp: North | | | For Tax Year: 2017 |
| Council Apprv?: | | | Tax Inc. Utilities?: No |
| If new, GST/HST inc?: | | | P.I.D.: 025-973-576 |
| | | | Tour: |

View: **Yes: STRAIT OF GEORGIA**

Complex / Subdiv:

Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **Rancher/Bungalow w/Bsmt.**
 Construction: **Frame - Wood**
 Exterior: **Hardi Plank**
 Foundation: **Concrete Perimeter**
 Rain Screen: **Full**
 Renovations:
 # of Fireplaces: **1**
 Fireplace Fuel: **Gas - Natural**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Hot Water, Natural Gas, Radiant**
 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: **3** Parking Access:
 Parking: **Garage; Triple, Open**

Dist. to Public Transit:
 Title to Land: **Freehold NonStrata** Dist. to School Bus:

Property Disc.: **No**
 PAD Rental:
 Fixtures Leased: **No** :
 Fixtures Rmvd: :
 Floor Finish: **Hardwood, Tile**

Legal: **LT 39 DL 4296 GRP 1 NWD PL BCP 11939**

Amenities:

Site Influences:

Features:

| Floor | Type | Dimensions | Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|----------------|-------------|-------|----------------|-------------|-------|------|------------|
| Main | Living Room | 18' x 16' | Below | Bedroom | 15'5 x 15' | | | x |
| Main | Kitchen | 13' x 12' | Below | Bedroom | 10'5 x 10'2 | | | x |
| Main | Dining Room | 15'4 x 15'3 | Below | Bedroom | 10' x 9' | | | x |
| Main | Master Bedroom | 16' x 13'5 | Below | Office | 14' x 10'5 | | | x |
| Main | Bedroom | 12'4 x 11'5 | Below | Walk-In Closet | 10'6 x 7' | | | x |
| Main | Bedroom | 12' x 11' | Below | Laundry | 13' x 12' | | | x |
| Main | Laundry | 11' x 10' | Below | Storage | 13'4 x 11' | | | x |
| Main | Foyer | 12' x 11' | | | x | | | x |
| Below | Living Room | 24' x 18' | | | x | | | |
| Below | Kitchen | 12' x 10' | | | x | | | |

| | | | | | | | | | | |
|----------------------------|----------------------|---------------------------------|--------------------------------|------|--------------|-------------|--|------------|--|----------------|
| Finished Floor (Main): | 2,014 | # of Rooms: | 17 | Bath | | # of Pieces | | Ensuite? | | Outbuildings |
| Finished Floor (Above): | 0 | # of Kitchens: | 2 | 1 | Main | 5 | | Yes | | Barn: |
| Finished Floor (Below): | 0 | # of Levels: | 2 | 2 | Main | 4 | | No | | Workshop/Shed: |
| Finished Floor (Basement): | 2,014 | Suite: | Unauthorized Suite | 3 | Below | 4 | | No | | Pool: |
| Finished Floor (Total): | 4,028 sq. ft. | Crawl/Bsmt. Height: | | 4 | Below | 4 | | No | | Garage Sz: |
| Unfinished Floor: | 0 | Beds in Basement: 0 | Beds not in Basement: 6 | 5 | | | | | | Door Height: |
| Grand Total: | 4,028 sq. ft. | Basement: Fully Finished | | 6 | | | | | | |
| | | | | 7 | | | | | | |
| | | | | 8 | | | | | | |

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

Gorgeous view home on one of Sechelt's finest streets. Over 4,000 square feet of living space with 9' ceilings up and down with water in-floor radiant heating. Gourmet kitchen with granite counters and custom cabinetry up and full kitchen down. Enjoy the outdoor living space with a covered deck and open patio space and courtyard area. 3 car garage and concrete driveway level entry into main floor. Fully contained suite downstairs makes for a great mortgage helper or room for an extended family.



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**Active**
R2189701

Board: V

House with Acreage

610 EOWYN LANE

Bowen Island

Bowen Island

V0N 1G2

Residential Detached

\$1,195,000 (LP)

(SP)



Sold Date:

Meas. Type: **Feet**

Depth / Size:

Lot Area (sq.ft.): **0.00**

Flood Plain:

Rear Yard Exp:

Council Apprv?:

If new, GST/HST inc?:

Frontage (feet):

Bedrooms: **3**Bathrooms: **2**Full Baths: **2**Half Baths: **0**Original Price: **\$1,225,000**Approx. Year Built: **1994**Age: **23**Zoning: **SR1(A)**Gross Taxes: **\$3,158.59**For Tax Year: **2017**Tax Inc. Utilities?: **No**P.I.D.: **018-822-762**Tour: **Virtual Tour URL**View: **:**Complex / Subdiv: **Cates Hill**Services Connected: **Electricity, Septic, Water**Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Wood**
Foundation: **Concrete Perimeter**Rain Screen:
Renovations:
of Fireplaces: **2**
Fireplace Fuel: **Wood**
Water Supply: **City/Municipal**
Fuel/Heating: **Electric, Forced Air, Wood**
Outdoor Area: **Fenced Yard, Patio(s)**
Type of Roof: **Asphalt**Reno. Year:
R.I. Plumbing:
R.I. Fireplaces:Total Parking:
Parking: **Open**

Covered Parking:

Parking Access:

Dist. to Public Transit:

Dist. to School Bus:

Title to Land: **Freehold NonStrata**Property Disc.: **Yes**

PAD Rental:

Fixtures Leased: **No**Fixtures Rmvd: **: select lr/dr antique light fixtures**

Floor Finish:

Legal: **LOT 3 DISTRICT LOT 489 PLAN LMP16629**

Amenities:

Site Influences:

Features:

| Floor | Type | Dimensions | Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|-------------|--------------|-------|------|------------|-------|------|------------|
| Main | Kitchen | 12'7 x 12'10 | | | x | | | x |
| Main | Laundry | 5'7 x 5'8 | | | x | | | x |
| Main | Dining Room | 10' x 12'10 | | | x | | | x |
| Main | Living Room | 13' x 16'4 | | | x | | | x |
| Main | Den | 6' x 20' | | | x | | | x |
| Main | Bedroom | 11'8 x 16'9 | | | x | | | x |
| Above | Nook | 4'9 x 8'5 | | | x | | | x |
| Above | Bedroom | 11'5 x 14'5 | | | x | | | x |
| Above | Bedroom | 9' x 22'9 | | | x | | | x |
| | | x | | | x | | | |

Finished Floor (Main): **1,286**
 Finished Floor (Above): **606**
 Finished Floor (Below): **0**
 Finished Floor (Basement): **0**
 Finished Floor (Total): **1,892 sq. ft.**

Unfinished Floor: **0**
 Grand Total: **1,892 sq. ft.**

of Rooms: **9**
 # of Kitchens: **1**
 # of Levels: **2**
 Suite:
 Crawl/Bsmt. Height:
 Beds in Basement: **0** Beds not in Basement: **3**
 Basement: **Crawl**

| Bath | Floor | # of Pieces | Ensuite? |
|------|--------------|-------------|-----------|
| 1 | Main | 4 | No |
| 2 | Above | 3 | No |
| 3 | | | |
| 4 | | | |
| 5 | | | |
| 6 | | | |
| 7 | | | |
| 8 | | | |

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

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

Hidden away at the end of Eowyn Lane, and sitting on the top of Cates Hill, this gorgeous custom home has a unique country feel. Surrounded by lovingly crafted and cared-for gardens, and wonderfully-private and quiet. Inside is artistic and charming, with hardwood floors, French doors and two fireplaces. One bedroom on the main, and two bedrooms above, with sunny reading and work spaces throughout. Views of the North Shore Mountains to the east, and just a quick walk or drive to Snug Cove and the ferry.



Presented by:

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**Active**
R2194633Board: V
House with Acreage**1077 KEITH ROAD**

Sunshine Coast

Gibsons & Area

v0n 1v7

Residential Detached

\$1,480,000 (LP)

(SP)



| | | | |
|--------------------------------------|------------------|---------------|------------------------------------|
| Sold Date: | Frontage (feet): | 445.00 | Original Price: \$1,480,000 |
| Meas. Type: Feet | Bedrooms: | 3 | Approx. Year Built: 1976 |
| Depth / Size: 1250 | Bathrooms: | 3 | Age: 41 |
| Lot Area (sq.ft.): 545,937.00 | Full Baths: | 2 | Zoning: RU2 |
| Flood Plain: | Half Baths: | 1 | Gross Taxes: \$4,115.26 |
| Rear Yard Exp: | | | For Tax Year: 2016 |
| Council Apprv?: | | | Tax Inc. Utilities?: No |
| If new, GST/HST inc?: | | | P.I.D.: 016-713-559 |
| | | | Tour: Virtual Tour URL |

View: **Yes: OCEAN AND ISLAND**
 Complex / Subdiv: **CHASTER CREEK RV PARK**
 Services Connected: **Electricity, Septic, Water**

Style of Home: **1 Storey, Rancher/Bungalow**
 Construction: **Frame - Wood**
 Exterior: **Wood**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **2**
 Fireplace Fuel: **Wood**
 Water Supply: **City/Municipal, Other-Licensed**
 Fuel/Heating: **Baseboard, Electric**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
 Type of Roof: **Asphalt**

Reno. Year:
 R.I. Plumbing:
 R.I. Fireplaces:

Total Parking: **6** Covered Parking: **1** Parking Access: **Front**
 Parking: **Carport; Single**
 Dist. to Public Transit:
 Title to Land: **Freehold NonStrata** Dist. to School Bus:
 Property Disc.: **No**
 PAD Rental:
 Fixtures Leased: **No**
 Fixtures Rmvd: **Yes: ALL APPLIANCES REMOVED EXCEPT FOR STOVE**
 Floor Finish: **Laminate, Wall/Wall/Mixed**

Legal: **PL VAP23053 LT 2 DL 1657 LD 36**

Amenities:

Site Influences: **Greenbelt, Marina Nearby, Private Setting, Recreation Nearby, Rural Setting, Shopping Nearby**
 Features: **Stove**

| Floor | Type | Dimensions | Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------------|-----------------------|--------------------|-------|------|------------|-------|------|------------|
| Main | Kitchen | 14'0 x 11'0 | | | x | | | x |
| Main | Dining Room | 14'0 x 8'0 | | | x | | | x |
| Main | Living Room | 25'0 x 16'0 | | | x | | | x |
| Main | Family Room | 14'0 x 13'0 | | | x | | | x |
| Main | Recreation | 18'0 x 15'0 | | | x | | | x |
| Main | Master Bedroom | 14'0 x 14'0 | | | x | | | x |
| Main | Bedroom | 11'0 x 11'0 | | | x | | | x |
| Main | Bedroom | 11'0 x 11'0 | | | x | | | x |
| Main | Den | 17'0 x 16'0 | | | x | | | |
| Main | Utility | 8'0 x 5'0 | | | x | | | |

| | | | | | | | |
|----------------------------|----------------------|--------------------------------|------|-------------|-------------|------------|----------------|
| Finished Floor (Main): | 2,850 | # of Rooms: 10 | Bath | Floor | # of Pieces | Ensuite? | Outbuildings |
| Finished Floor (Above): | 0 | # of Kitchens: 1 | 1 | Main | 3 | Yes | Barn: |
| Finished Floor (Below): | 0 | # of Levels: 1 | 2 | Main | 4 | No | Workshop/Shed: |
| Finished Floor (Basement): | 0 | Suite: None | 3 | Main | 2 | No | Pool: |
| Finished Floor (Total): | 2,850 sq. ft. | Crawl/Bsmt. Height: | 4 | | | | Garage Sz: |
| Unfinished Floor: | 0 | Beds in Basement: 0 | 5 | | | | Door Height: |
| Grand Total: | 2,850 sq. ft. | Basement: Crawl | 6 | | | | |
| | | Beds not in Basement: 3 | 7 | | | | |
| | | | 8 | | | | |

Listing Broker(s): **RE/MAX Top Performers**

Wow. A triple win here for one lucky buyer: a full 12.5 View acres, a 2850 sf rancher & income from 18 tenants currently in RV park. This property is up on the side of the mountain overlooking Georgia Strait. The Rancher sits on a level ridge overlooking view; it needs some updating but current tenants happy to stay as is. The 18 sites with tucked throughout have established tenants that want to stay as well. Communal laundry for tenants. Up behind rancher is a potential building site with for your new view home. Close to town and to the ferry, and start of fantastic hiking and mountain biking trails right here. As a holding property to build on later, this is it. As an investment, this is a sure winner. Contact listing realtor for drone video link or info package anytime.



Presented by:

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**Active**
R2159560Board: V
House/Single Family**630 TINKER ROAD**Islands-Van. & Gulf
Mayne Island
VON 2J2

Residential Detached

\$1,499,000 (LP)

(SP)



| | | | |
|--------------------------------|------------------|-------------|------------------------------------|
| Sold Date: | Frontage (feet): | 0.00 | Original Price: \$1,550,000 |
| Meas. Type: Feet | Bedrooms: | 2 | Approx. Year Built: 1993 |
| Depth / Size: | Bathrooms: | 3 | Age: 24 |
| Lot Area (sq.ft.): 0.00 | Full Baths: | 3 | Zoning: UP |
| Flood Plain: | Half Baths: | 0 | Gross Taxes: \$7,502.00 |
| Rear Yard Exp: | | | For Tax Year: 2017 |
| Council Apprv?: | | | Tax Inc. Utilities?: No |
| If new, GST/HST inc?: | | | P.I.D.: 023-201-932 |
| | | | Tour: Virtual Tour URL |

View: **Yes: SOUTHERN VIEWS**

Complex / Subdiv:

Services Connected: **Electricity, Septic, Water**

Style of Home: **2 Storey**
 Construction: **Concrete, Frame - Wood**
 Exterior: **Glass, Mixed, Wood**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **1**
 Fireplace Fuel: **Wood**
 Water Supply: **Well - Drilled**
 Fuel/Heating: **Baseboard, Wood**
 Outdoor Area: **Patio(s) & Deck(s)**
 Type of Roof: **Other, Torch-On**

Reno. Year:
 R.I. Plumbing:
 R.I. Fireplaces:

Total Parking: **2** Covered Parking: **2** Parking Access: **Rear**
 Parking: **Garage; Double, Open**

Dist. to Public Transit:
 Title to Land: **Freehold NonStrata** Dist. to School Bus:

Property Disc.: **Yes**
 PAD Rental:
 Fixtures Leased: **No** :
 Fixtures Rmvd: :
 Floor Finish: **Hardwood, Mixed, Tile**

Legal: **LT 1 PL VIP 61730 SEC 3 PORTION MAYNE ISLAND. **INTERBOARD VREB 377030**Amenities: **Workshop Detached**Site Influences: **Private Setting, Private Yard, Recreation Nearby, Rural Setting, Treed**

Features:

| Floor | Type | Dimensions | Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|----------------|------------|-------|------|------------|-------|------|------------|
| Main | Living Room | 16' x 18' | | | x | | | x |
| Main | Dining Room | 14' x 13' | | | x | | | x |
| Main | Kitchen | 14' x 11' | | | x | | | x |
| Main | Other | 18' x 11'6 | | | x | | | x |
| Main | Mud Room | 6'6 x 7' | | | x | | | x |
| Main | Pantry | 8'6 x 7' | | | x | | | x |
| Main | Utility | 17'6 x 7'6 | | | x | | | x |
| Main | Master Bedroom | 16' x 9' | | | x | | | x |
| Above | Bedroom | 14' x 11'6 | | | x | | | |
| Above | Study | 14' x 11'6 | | | x | | | |

| | | | | | | | |
|----------------------------|----------------------|--------------------------------|------|--------------|-------------|------------|----------------|
| Finished Floor (Main): | 2,090 | # of Rooms: 10 | Bath | Floor | # of Pieces | Ensuite? | Outbuildings |
| Finished Floor (Above): | 460 | # of Kitchens: 1 | 1 | Main | 4 | Yes | Barn: |
| Finished Floor (Below): | 0 | # of Levels: 2 | 2 | Main | 3 | No | Workshop/Shed: |
| Finished Floor (Basement): | 0 | Suite: | 3 | Above | 3 | Yes | Pool: |
| Finished Floor (Total): | 2,550 sq. ft. | Crawl/Bsmt. Height: | 4 | | | | Garage Sz: |
| Unfinished Floor: | 0 | Beds in Basement: 0 | 5 | | | | Door Height: |
| Grand Total: | 2,550 sq. ft. | Basement: Crawl | 6 | | | | |
| | | Beds not in Basement: 2 | 7 | | | | |
| | | | 8 | | | | |

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

Secluded hill top home sitting on 52 acres with amazing panoramic South East to South West ocean & vista views. Quality construction & design by Blue Sky Architecture. This 2550 sq ft home showcases many fine features; a grand entrance of solid wood beams & sand stone rock, vaulted yellow cedar ceilings, expansive view windows, wood & heated tile flrs, epicurean kitchen with gas stove, living area with efficient Tulikivi masonry wood heater, dining area exits to the ocean view deck that spans the south side of the home. Mstr bdrm & elegant 4 pce ensuite off the main, upstairs to the study, 2nd bdrm & 3 pce ensuite. Dble car garage/workshop & immaculate kept grounds of natural flora. All this & more on your own private hill!



Presented by:

Thane Lanz

Keller Williams Black Diamond

Phone: 604-765-1490

www.thanelanz.com

vancouverinvestor@gmail.com

**Active**
R2186221Board: V
House/Single Family**1298 BURNS ROAD**Sunshine Coast
Gibsons & Area
V0N 1V1

Residential Detached

\$1,499,000 (LP)

(SP)



| | | | |
|-------------------------------------|------------------|--------------|------------------------------------|
| Sold Date: | Frontage (feet): | 72.50 | Original Price: \$1,499,000 |
| Meas. Type: Feet | Bedrooms: | 3 | Approx. Year Built: 9999 |
| Depth / Size: 357' | Bathrooms: | 2 | Age: 999 |
| Lot Area (sq.ft.): 53,130.00 | Full Baths: | 1 | Zoning: R1-C |
| Flood Plain: | Half Baths: | 1 | Gross Taxes: \$4,903.49 |
| Rear Yard Exp: | | | For Tax Year: 2016 |
| Council Apprv?: | | | Tax Inc. Utilities?: |
| If new, GST/HST inc?: | | | P.I.D.: 024-273-309 |
| | | | Tour: |

View: **Yes: Ocean and Mountain**

Complex / Subdiv:

Services Connected: **Electricity, Natural Gas, Septic, Water**Style of Home: **Rancher/Bungalow w/Bsmt.**Construction: **Frame - Wood**Exterior: **Wood**Foundation: **Concrete Perimeter**Rain Screen: **No**Renovations: **Addition**# of Fireplaces: **3**Fireplace Fuel: **Wood**Water Supply: **City/Municipal, Community**Fuel/Heating: **Natural Gas, Wood**Outdoor Area: **Sundeck(s)**Type of Roof: **Asphalt**Reno. Year: **1971**

R.I. Plumbing:

R.I. Fireplaces:

Total Parking: **4** Covered Parking: **2** Parking Access: **Rear**
Parking: **Garage; Double, Open, RV Parking Avail.**

Dist. to Public Transit:

Dist. to School Bus:

Title to Land: **Freehold NonStrata**Property Disc.: **No**

PAD Rental:

Fixtures Leased: **No :**Fixtures Rmvd: **:**

Floor Finish:

Legal: **PL LMP39752 LT E DL 1402 LD 36 GROUP 1**

Amenities:

Site Influences: **Private Yard, Recreation Nearby, Shopping Nearby, Waterfront Property**

Features:

| Floor | Type | Dimensions | Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|----------------|--------------|-------|------|------------|-------|------|------------|
| Main | Kitchen | 14' x 11'5 | | | x | | | x |
| Main | Dining Room | 11'5 x 15' | | | x | | | x |
| Main | Living Room | 23'10 x 14'3 | | | x | | | x |
| Main | Master Bedroom | 27'8 x 11'4 | | | x | | | x |
| Main | Bedroom | 11'7 x 9'8 | | | x | | | x |
| Main | Bedroom | 12' x 8'3 | | | x | | | x |
| | | x | | | x | | | x |
| | | x | | | x | | | x |
| | | x | | | x | | | x |
| | | x | | | x | | | x |

| | | | | | | | |
|----------------------------|----------------------|--------------------------------|------|-------------|-------------|-----------|-----------------------------|
| Finished Floor (Main): | 1,772 | # of Rooms: 6 | Bath | Floor | # of Pieces | Ensuite? | Outbuildings |
| Finished Floor (Above): | 0 | # of Kitchens: 1 | 1 | Main | 4 | No | Barn: |
| Finished Floor (Below): | 0 | # of Levels: 2 | 2 | Main | 2 | No | Workshop/Shed: |
| Finished Floor (Basement): | 0 | Suite: | 3 | | | | Pool: |
| Finished Floor (Total): | 1,772 sq. ft. | Crawl/Bsmt. Height: | 4 | | | | Garage Sz: 20' x 22' |
| Unfinished Floor: | 900 | Beds in Basement: 0 | 5 | | | | Door Height: |
| Grand Total: | 2,672 sq. ft. | Basement: Unfinished | 6 | | | | |
| | | Beds not in Basement: 3 | 7 | | | | |
| | | | 8 | | | | |

Listing Broker(s): **Royal LePage Sussex (Sct)**

"Low Bank 1.2 Acre Waterfront Estate Sale" Breath easy as you meander from the cottage to the beach, walking through majestic cedars, specimen plants and a private meditation pond. This bright and sunny Hopkins Landing property was the first garden nursery on the Sunshine Coast and offers endless possibilities to a green thumb. The 1772 sqft home offers 3 bedrooms, with another roughed in on the unfinished lower level, as well as an auxiliary cottage in need of TLC that is worth saving. Enjoy breathtaking views of Keats Island, Bowen Island and the North Shore mountains from your living room or spend your days making memories with family at the beach. Call today for a full information package or to arrange a private tour.