



Presented by:

Thane Lanz

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**Active**
R2174911Board: V
Manufactured**34 40022 GOVERNMENT ROAD**Squamish
Garibaldi Estates
V8B 0K8

Residential Detached

\$90,000 (LP)

(SP)



Sold Date:	Frontage (feet):	Original Price: \$90,000
Meas. Type:	Bedrooms: 2	Approx. Year Built: 1975
Depth / Size:	Bathrooms: 1	Age: 42
Lot Area (sq.ft.): 0.00	Full Baths: 1	Zoning: RS1
Flood Plain:	Half Baths: 0	Gross Taxes: \$187.71
Rear Yard Exp:		For Tax Year: 2016
Council Apprv?:		Tax Inc. Utilities?:
If new, GST/HST inc?:		P.I.D.: 800-114-228
		Tour:

View: **Yes: MOUNTAIN**
Complex / Subdiv: **ANGELO'S TRAILER PARK**
Services Connected: **Community**

Style of Home: **1 Storey**
Construction: **Manufactured/Mobile**
Exterior: **Vinyl**
Foundation: **None**

Rain Screen:
Renovations:
of Fireplaces: **0**
Fireplace Fuel:
Water Supply: **City/Municipal**
Fuel/Heating: **Baseboard**
Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard**
Type of Roof: **Torch-On**

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

Total Parking: **1** Covered Parking: Parking Access: **Front**
Parking: **Open**

Dist. to Public Transit: Dist. to School Bus: **1/2 BLOC**
Title to Land: **Leasehold prepaid-NonStrata**

Property Disc.: **Yes**
PAD Rental: **\$585.00**
Fixtures Leased: **No**
Fixtures Rmvd: **:**
Floor Finish: **Laminate**

Legal: **GRP 1 MF HOME REG #8104 BAY #34 WAGON WHEEL AKA ANGELO'S 8104 MHP ROLL D**

Amenities:

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

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Bedroom	12' x 13'			x			x
Main	Bedroom	10' x 9'			x			x
Main	Kitchen	7' x 9'			x			x
Main	Dining Room	13' x 14'			x			x
Main	Mud Room	10' x 10'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	775	# of Rooms:	5	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):	775 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:	775 sq. ft.	Basement: None			7				
					8				

Listing Broker(s): **RE/MAX Sea to Sky Real Estate****ESTATE SALE: 2 bedroom mobile located in Angelo's trailer park. Pets okay. This home needs some TLC. Priced to sell. Please call for appointment.**



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**Active**
R2198919Board: V
House/Single Family**41520 GRANT ROAD**Squamish
Brackendale
V8B 0A9

Residential Detached

\$949,000 (LP)

(SP)



Sold Date:	Frontage (feet):	0.10	Original Price: \$949,000
Meas. Type: Feet	Bedrooms:	3	Approx. Year Built: 1975
Depth / Size:	Bathrooms:	3	Age: 42
Lot Area (sq.ft.): 15,921.00	Full Baths:	2	Zoning: RS1
Flood Plain:	Half Baths:	1	Gross Taxes: \$4,262.62
Rear Yard Exp: West			For Tax Year: 2017
Council Apprv?:			Tax Inc. Utilities?:
If new, GST/HST inc?:			P.I.D.: 009-197-125
			Tour:

View: **Yes: CHEAKAMUS RANGE**

Complex / Subdiv:

Services Connected: **Community, Electricity, Water**

Style of Home: **2 Storey**
 Construction: **Frame - Wood**
 Exterior: **Wood**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **2**
 Fireplace Fuel: **Gas - Natural**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Forced Air**
 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**
 Parking: **Carport; Single**
 Dist. to Public Transit:
 Title to Land: **Freehold NonStrata** Dist. to School Bus: **3 BLOCKS**
 Property Disc.: **Yes**
 PAD Rental:
 Fixtures Leased: **No** :
 Fixtures Rmvd: :
 Floor Finish: **Laminate**

Legal: **PL VAP11530 LT 8 LD 36 SEC 15 TWP 50**Amenities: **Garden**

Site Influences: **Private Yard**
 Features: **Clothes Washer/Dryer, Fireplace Insert**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	10' x 12'			x			x
Main	Dining Room	15' x 9'			x			x
Main	Living Room	15' x 12'			x			x
Main	Bedroom	10' x 9'			x			x
Main	Bedroom	10' x 9'			x			x
Main	Master Bedroom	12' x 12'			x			x
Below	Foyer	12' x 10'			x			x
Below	Family Room	12' x 15'			x			x
Below	Mud Room	16' x 8'			x			x
		x			x			

Finished Floor (Main):	2,600	# of Rooms:	9	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens:	1	1	Below	2	No	Barn:
Finished Floor (Below):	0	# of Levels:	2	2	Main	3	No	Workshop/Shed:
Finished Floor (Basement):	0	Suite:		3	Main	3	Yes	Pool:
Finished Floor (Total):	2,600 sq. ft.	Crawl/Bsmt. Height:		4				Garage Sz:
Unfinished Floor:	0	Beds in Basement: 0	Beds not in Basement: 3	5				Door Height:
Grand Total:	2,600 sq. ft.	Basement: None		6				
				7				
				8				

Listing Broker(s): **RE/MAX Sea to Sky Real Estate**

Location, location, location. Lovely family home located on a quiet street on a large 15,921 sq ft lot. This home has been well taken care of and loved with new flooring, new paint and new bathrooms. 2 gas fireplaces as well as full basement below with suite potential. Enjoy sunny Brackendale in this amazing garden with numerous fruit trees and bridge over a small creek. This is truly a beautiful location and a well maintained home. Call to book appointment.