



Presented by:  
**Nicky Tu PREC\***

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**Active**  
**R2293303**

Board: V  
House/Single Family

**1140 DEPOT ROAD**

Squamish  
Brackendale  
V0N 2L0

Residential Detached

**\$975,000** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>0.01</b>	Original Price: <b>\$1,089,000</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>4</b>	Approx. Year Built: <b>1969</b>
Depth / Size:	Bathrooms:	<b>2</b>	Age: <b>49</b>
Lot Area (sq.ft.): <b>0.00</b>	Full Baths:	<b>2</b>	Zoning: <b>RL2</b>
Flood Plain:	Half Baths:	<b>0</b>	Gross Taxes: <b>\$5,002.26</b>
Rear Yard Exp:			For Tax Year: <b>2017</b>
Council Apprv?:			Tax Inc. Utilities?:
If new, GST/HST inc?:			P.I.D.: <b>007-666-403</b>
			Tour:

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

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

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

Total Parking: Covered Parking: Parking Access:  
Parking: **Carport; Single**  
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 VAP15323 LT 1 BLK 31 LD 36 SEC 22 TWP 50. PART S 1/2 OF SE 1/4, GROUP 1.**

Amenities: **Garden, Storage**

Site Influences: **Private Setting, Private Yard**

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Microwave, Other - See Remarks, Smoke Alarm**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	6'2 x 13'4	Below	Laundry	15' x 10'6			x
Main	Kitchen	10'4 x 19'2			x			x
Main	Dining Room	16' x 12'			x			x
Main	Bedroom	12'6 x 12'			x			x
Main	Bedroom	8'8 x 11'6			x			x
Below	Foyer	6'6 x 11'2			x			x
Below	Living Room	9'6 x 18'			x			x
Below	Living Room	13' x 10'			x			x
Below	Bedroom	11' x 8'10			x			
Below	Bedroom	12'6 x 7'10			x			

Finished Floor (Main): **1,850**  
Finished Floor (Above): **0**  
Finished Floor (Below): **0**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **1,850 sq. ft.**  
  
Unfinished Floor: **0**  
Grand Total: **1,850 sq. ft.**

# of Rooms: **11**  
# of Kitchens: **1**  
# of Levels: **1**  
Suite:  
Crawl/Bsmt. Height:  
Beds in Basement: **0** Beds not in Basement: **4**  
Basement: **Unfinished**

Bath	Floor	# of Pieces	Ensuite?
1	<b>Main</b>	<b>4</b>	<b>No</b>
2	<b>Below</b>	<b>3</b>	<b>No</b>
3			
4			
5			
6			
7			
8			

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

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

**0.62 acreage located on a sunny private lot in Brackendale. Build your dream home or renovate existing on this amazing lot in a great location.**



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**Active**  
**R2290270**

Board: V  
House with Acreage

**12825 SQUAMISH VALLEY ROAD**

Squamish  
Upper Squamish  
V0N 1H0

Residential Detached

**\$2,280,000** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>2,400.0</b>	Original Price: <b>\$2,890,000</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>6</b>	Approx. Year Built: <b>1976</b>
Depth / Size:	Bathrooms:	<b>4</b>	Age: <b>43</b>
Lot Area (sq.ft.): <b>0.00</b>	Full Baths:	<b>3</b>	Zoning: <b>ALR</b>
Flood Plain:	Half Baths:	<b>1</b>	Gross Taxes: <b>\$2,054.67</b>
Rear Yard Exp:			For Tax Year: <b>2017</b>
Council Apprv?:			Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:			P.I.D.: <b>011-251-204</b>
			Tour:
View:	<b>Yes: Mountains</b>		
Complex / Subdiv:	<b>Squamish Valley</b>		
Services Connected:	<b>Septic</b>		

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: **Well - Shallow**  
Fuel/Heating: **Electric**  
Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard**  
Type of Roof: **Wood**

Reno. Year: **2009**  
R.I. Plumbing:  
R.I. Fireplaces:

Total Parking: Covered Parking: **2** Parking Access:  
Parking: **Grge/Double Tandem**  
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: **Other**

Legal: **LOT 1, DL1512, PL 21704**

Amenities: **Barn, Green House, Storage**

Site Influences: **Greenbelt, Private Setting, Shopping Nearby, Treed**

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Free Stand F/P or Wdstove, Storage Shed, Wet Bar**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	12' x 11'			x			x
Main	Living Room	25' x 15'			x			x
Main	Dining Room	15' x 10'			x			x
Main	Bedroom	12' x 14'			x			x
Main	Bedroom	12' x 18'			x			x
Main	Bar Room	12' x 12'			x			x
Above	Master Bedroom	12' x 16'			x			x
Above	Bedroom	20' x 14'			x			x
Above	Bedroom	11' x 14'			x			
Above	Bedroom	13' x 17'			x			

Finished Floor (Main): **2,348**  
Finished Floor (Above): **1,080**  
Finished Floor (Below): **0**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **3,428 sq. ft.**  
  
Unfinished Floor: **2,348**  
Grand Total: **5,776 sq. ft.**

# of Rooms: **10**  
# of Kitchens: **1**  
# of Levels: **2**  
Suite: **None**  
Crawl/Bsmt. Height:  
Beds in Basement: **0** Beds not in Basement: **6**  
Basement: **Fully Finished**

Bath	Floor	# of Pieces	Ensuite?
1	<b>Main</b>	<b>2</b>	<b>No</b>
2	<b>Main</b>	<b>3</b>	<b>No</b>
3	<b>Above</b>	<b>4</b>	<b>Yes</b>
4	<b>Above</b>	<b>4</b>	<b>No</b>
5			
6			
7			
8			

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

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

**Have you ever dreamed of owning a farm or acreage just 15 minutes away from Squamish ? Now is your opportunity . Glacier Valley Farms is located just 15 minutes from Squamish and is a 42 acre estate with a lovely 7 bedroom home with 2 other out buildings including guest house and barn . This property has 3 wells as well as certified septic system and currently operated as a farm .**