

**Active**  
**R2449139**  
 Board: F, Detached  
 House with Acreage

# 11977 STAVE LAKE ROAD

Mission  
 Durieu  
 V2V 4J1

**\$1,500,000** (LP)

(SP)



Days on Market: **90** List Date: **4/6/2020** Expiry Date: **9/30/2020**  
 Previous Price: **\$1,700,000** Original Price: **\$1,700,000** Sold Date:  
 Meas. Type: **Feet** Frontage (feet): **600.00** Approx. Year Built: **1990**  
 Depth / Size: **1669(23AC)** Frontage (metres): **182.88** Age: **30**  
 Lot Area (sq.ft.): **1,001,880.** Bedrooms: **3** Zoning: **A-2**  
 Flood Plain: Bathrooms: **4** Gross Taxes: **\$2,384.00**  
 Council Apprv?: Full Baths: **4** For Tax Year: **2019**  
 Rear Yard Exp: Half Baths: **0** Tax Inc. Utilities?:  
 If new, GST/HST inc?: P.I.D.: **009-344-357**  
 View: **Yes: Small Private Lake** Tour:  
 Complex / Subdiv:  
 Services Connected: **Electricity, Septic**  
 Sewer Type: **Septic**

Style of Home: <b>Rancher/Bungalow w/Bsmt., Rancher/Bungalow</b>	Total Parking: <b>50</b> Covered Parking: <b>1</b> Parking Access:
Construction: <b>Frame - Wood</b>	Parking: <b>Add. Parking Avail., Carport; Single, RV Parking Avail.</b>
Exterior: <b>Mixed</b>	
Foundation: <b>Concrete Perimeter</b>	Dist. to Public Transit:
Rain Screen:	Dist. to School Bus:
Renovations:	Title to Land: <b>Freehold NonStrata</b>
# of Fireplaces: <b>0</b>	Seller's Interest: <b>Court Ordered Sale</b>
Fireplace Fuel:	Property Disc.: <b>Yes:</b>
Water Supply: <b>Well - Drilled</b>	PAD Rental:
Fuel/Heating: <b>Baseboard, Electric, Wood</b>	Fixtures Leased: <b>No :</b>
Outdoor Area: <b>Balcny(s) Patio(s) Dck(s)</b>	Fixtures Rmvd: <b>No :</b>
Type of Roof: <b>Asphalt</b>	Registered:
	Floor Finish: <b>Mixed</b>

Legal: **PL NWP24629 LT 2 LD 36 SEC 14 TWP 18. PART NE 1/4.**

Amenities: **Green House, Storage**

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

Features:

Municipal Charges  
 Garbage:  
 Water:  
 Dyking:  
 Sewer:  
 Other:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	16'0 x 10'0	Bsmt	Kitchen	20'0 x 12'0			x
Main	Dining Room	23'0 x 10'0	Bsmt	Bedroom	30'0 x 30'0			x
Main	Master Bedroom	27'0 x 18'0	Bsmt	Living Room	18'0 x 8'0			x
Main	Bedroom	14'0 x 12'0	Bsmt	Recreation	36'0 x 30'0			x
		x	Bsmt	Storage	21'0 x 10'0			x
Above	Loft	19'0 x 12'0			x			x
Above	Other	30'0 x 20'0			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): <b>2,100</b>	# of Rooms: <b>11</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>845</b>	# of Kitchens: <b>2</b>	1	Main	4	Yes	Barn:
Finished Floor (Below): <b>0</b>	# of Levels: <b>3</b>	2	Main	4	No	Workshop/Shed:
Finished Floor (Basement): <b>2,200</b>	Suite: <b>Other</b>	3	Above	3	No	Pool:
Finished Floor (Total): <b>5,145 sq. ft.</b>	Crawl/Bsmt. Height:	4	Bsmt	3	No	Garage Sz:
	Beds in Basement: <b>1</b> Beds not in Basement: <b>2</b>	5			No	Grg Door Ht:
Unfinished Floor: <b>0</b>	Basement: <b>Full, Fully Finished</b>	6			No	
Grand Total: <b>5,145 sq. ft.</b>		7			No	
		8			No	

List Broker 1: **Royal LePage - Wolstencroft - Office: 604-530-0231**

List Desig Agt 1: **Don Tebbutt - Phone: 604-530-0231**

List Desig Agt 2: **3:**

Sell Broker 1: **3:**

Sell Sales Rep 1: **2:**

Owner: **\*\*Privacy Protected\*\* Versatile Mortgage Corp**

Commission: **3.22% OF THE FIRST \$100,000.00 AND 1.15% OF THE BALANCE.**

List Broker 2: **realservice@tebbutt.com**

Appointments: **Touchbase**

Call: **Touchbase please**

Phone: **604-649-0235**

Occupancy: **Vacant**

Realtor **PRIVACY - DO NOT SOLICIT. Measurements from Appraisal. Buyer to satisfy themselves with all measurements if important. Schedule A**

Remarks: **must accompany all offers. Subject to Court Approval.**

**One of a kind property with unbelievable potential. Large and Versatile Home with options galore. Stunning view of your own, small private lake from your front room and Master Bedroom. In addition there is a 620 sqft Guest Suite separate from the house. Meandering creeks, green house, 1000 sqft Quonset building plus another 400 sqft 'Lake House' that could be fixed up as another guest suite. Private & Rural. If you are looking for your own private retreat or interested in running a commercial retreat, this one is difficult to duplicate. Don't miss it!**