

**Active**  
**R2193441**  
 Board: V, Detached  
 House/Single Family

**5776 ANCHOR ROAD**

Sunshine Coast  
 Sechelt District  
 VON 3A7

**\$449,000** (LP)  
 (SP)



Days on Market: **3** List Date: **7/28/2017** Expiry Date: **10/31/2017**  
 Previous Price: **\$0** Original Price: **\$449,000** Sold Date:  
 Meas. Type: **Feet** Frontage (feet): **55.00** Approx. Year Built: **1980**  
 Depth / Size: **133** Frontage (metres): **16.76** Age: **37**  
 Lot Area (sq.ft.): **7,526.00** Bedrooms: **3** Zoning: **R1**  
 Flood Plain: Bathrooms: **1** Gross Taxes: **\$3,160.93**  
 Council Apprv?: Full Baths: **1** For Tax Year: **2017**  
 Rear Yard Exp: Half Baths: **0** Tax Inc. Utilities?:  
 If new, GST/HST inc?: P.I.D.: **007-582-641**  
 View: **No** Tour:  
 Complex / Subdiv:  
 Services Connected: **Electricity, Sanitary Sewer, Water**

Style of Home: **2 Storey**  
 Construction: **Frame - Wood**  
 Exterior: **Stucco**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations:  
 # of Fireplaces: **0**  
 Fireplace Fuel:  
 Water Supply: **City/Municipal**  
 Fuel/Heating: **Electric**  
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**  
 Type of Roof: **Asphalt**

Total Parking: **3** Covered Parking: **1** Parking Access: **Front**  
 Parking: **Carport; Single**  
 Dist. to Public Transit: **1 block** Dist. to School Bus: **1 block**  
 Title to Land: **Freehold NonStrata**  
 Seller's Interest: **Registered Owner**  
 Property Disc.: **Yes**  
 PAD Rental:  
 Fixtures Leased: **No**  
 Fixtures Rmvd: **No**  
 Registered:  
 Floor Finish:

Legal: **PL VAP16267 LT 16 BLK 10 DL 304 LD 36** Municipal Charges  
 Amenities:  
 Site Influences: **Central Location, Golf Course Nearby, Marina Nearby, Private Yard, Recreation Nearby, Shopping Nearby**  
 Features:  
 Garbage:  
 Water:  
 Dyking:  
 Sewer:  
 Other:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Bedroom	11' x 11'			x			x
Main	Bedroom	8' x 12'5			x			x
Main	Bedroom	10' x 12'5			x			x
Main	Kitchen	8' x 9'8			x			x
Main	Dining Room	10' x 10'5			x			x
Main	Living Room	15' x 14'			x			x
					x			x
					x			x
					x			x

Finished Floor (Main):	<b>1,008</b>	# of Rooms: <b>6</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens: <b>1</b>	1	Main	<b>4</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>650</b>	# of Levels: <b>2</b>	2				Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite:	3				Pool:
Finished Floor (Total):	<b>1,658 sq. ft.</b>	Crawl/Bsmt. Height:	4				Garage Sz:
Unfinished Floor:	<b>0</b>	Beds in Basement: <b>0</b> Beds not in Basement: <b>3</b>	5				Door Height:
Grand Total:	<b>1,658 sq. ft.</b>	Basement: <b>Unfinished</b>	6				
			7				
			8				

List Broker 1: **RE/MAX Top Performers - Office: 604-886-2670** List Broker 2: **RE/MAX Top Performers - Office: 604-886-2670**  
 List Sales Rep 1: **Tony Browton - Contc: 604-418-2695** **tbrowton@truebluerealty.ca** Appointments: **Phone Other**  
 List Sales Rep 2: **Jillian Reinson - Phone: 778-322-0113** 3: Call: **Jillian**  
 Sell Broker 1: Phone: **778-322-0113**  
 Sell Sales Rep 1: 2: 3:  
 Owner: **Carol Violette**  
 Commission: **3.25% OF FIRST 100,000 AND 1.1625% OF BALANCE WITH FIRST PHYSICAL INTRODUCTION OTHERWISE \$1,000.00**  
 Occupancy: **Owner**

Realtor **All measurements approximate, buyer to verify if important Offers, if any to be reviewed August 8, 2017 Photos, video and floor plan to**  
 Remarks: **follow**

**Cute 2 bed 1 bath family home with unfinished basement that could be easily suited or finished for more living space. Features include new floors and private fenced back yard. Central location is close to everything. This is the one you've been waiting for, call for info pack today!**