

Active
R2572171
 Board: V, Detached
 House/Single Family

752 HILLCREST ROAD

Sunshine Coast
 Gibsons & Area
 VON 1V9

\$895,000 (LP)
 (SP)



Days on Market: **7** List Date: **4/26/2021** Expiry Date: **8/31/2021**
 Previous Price: **\$0** Original Price: **\$895,000** Sold Date:
 Meas. Type: **Feet** Frontage (feet): **49.00** Approx. Year Built: **2004**
 Depth / Size: **125** Frontage (metres): **14.94** Age: **17**
 Lot Area (sq.ft.): **6,237.00** Bedrooms: **6** Zoning: **R3**
 Flood Plain: Bathrooms: **3** Gross Taxes: **\$3,883.95**
 Council Apprv?: Full Baths: **3** For Tax Year: **2020**
 Rear Yard Exp: Half Baths: **0** Tax Inc. Utilities?:
 If new, GST/HST inc?: P.I.D.: **028-152-263**
 View: **No** Tour: **Virtual Tour URL**
 Complex / Subdiv: **Creekside**
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**
 Sewer Type: **City/Municipal**

Style of Home: 2 Storey	Total Parking: 4	Covered Parking: 2	Parking Access: Front
Construction: Frame - Wood	Parking: Garage; Double		
Exterior: Vinyl, Wood	Dist. to Public Transit: 1 block	Dist. to School Bus: 1 block	
Foundation: Concrete Perimeter	Reno. Year:	Title to Land: Freehold NonStrata	Seller's Interest: Registered Owner
Rain Screen:	R.I. Plumbing:	Property Disc.: Yes: Seller never lived	PAD Rental:
Renovations:	R.I. Fireplaces:	Fixtures Leased: No	Fixtures Rmvd:
# of Fireplaces: 1	Metered Water:	Registered:	Floor Finish:
Fireplace Fuel: Natural Gas			
Water Supply: City/Municipal			
Fuel/Heating: Baseboard, Electric, Natural Gas			
Outdoor Area: Balcny(s) Patio(s) Dck(s)			
Type of Roof: Asphalt			

Legal: **LOT 4, BLOCK 7, PLAN BCP43805, DISTRICT LOT 688, GROUP 1, NEW WESTMINSTER LAND DISTRICT** Municipal Charges
 Amenities: Garbage:
 Water:
 Dyking:
 Sewer:
 Other:
 Site Influences: **Golf Course Nearby, Marina Nearby, Private Yard, Recreation Nearby, Shopping Nearby**
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Master Bedroom	11'4 x 13'7	Below	Bedroom	9'3 x 10'2			x
Main	Bedroom	10'2 x 9'1			x			x
Main	Bedroom	9'1 x 11'10			x			x
Main	Kitchen	15'11 x 9'11			x			x
Main	Dining Room	10'3 x 13'3			x			x
Main	Living Room	14'1 x 13'8			x			x
Below	Kitchen	20'3 x 11'7			x			x
Below	Laundry	9'5 x 5'6			x			x
Below	Bedroom	11'8 x 11'6			x			x
Below	Bedroom	10' x 10'			x			x

Finished Floor (Main): 1,225	# of Rooms: 11	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	# of Kitchens: 2	1	Main	4	Yes	Barn:
Finished Floor (Below): 902	# of Levels: 2	2	Main	4	No	Workshop/Shed:
Finished Floor (Basement): 0	Suite: Unauthorized Suite	3	Below	4	No	Pool:
Finished Floor (Total): 2,127 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
Unfinished Floor: 0	Beds in Basement: 0	5				Grg Door Ht:
Grand Total: 2,127 sq. ft.	Basement: None	6				
	Beds not in Basement: 6	7				
		8				

List Broker 1: **RE/MAX City Realty - OFC: 604-886-2670** List Broker 2:
 List Broker 3:
 List Desig Agt 1: **Tony Browton PREC* - Contc: 604-418-2695** **tbrowton@truebluerealty.ca** Appointments: **Phone L.R. First**
 List Desig Agt 2: **3:** Call: **Tony**
 Sell Broker 1: Phone: **604-418-2695**
 Sell Sales Rep 1: **2:** **3:**
 Owner: **MEGAN GRIFFITHS**
 Commission: **3.255% OF FIRST \$100,000.00 AND 1.1625% OF BALANCE.**
 Occupancy: **Tenant**

Realtor **Tenated month to month. \$1,100 downstairs and \$1,875 upstairs. Tenants pay Hydro. Showings Saturdays between 11am and 1pm.**
 Remarks: **Measurements approximate, buyer to verify if important.**

Great opportunity for investor or first time buyer that needs a mortgage helper to get into the market. This 6 bedroom, 3 bathroom home has a 4 bed 2 bath main living area and a 2 bed suite below. Both suites have their own defined outdoor spaces and laundry facilities. Excellent family neighborhood, walk to schools, shops, restaurants and only 7 minutes from the ferry. Showings available with appointment on Saturdays between 11am and 1pm. Call your Realtor for an info pack today.