

Active
R2254661
 Board: V, Detached
 House/Single Family

672 GOWER POINT ROAD

Sunshine Coast
 Gibsons & Area
 VON 1V8

\$529,000 (LP)
 (SP)



Days on Market: **178** List Date: **4/7/2018** Expiry Date: **10/6/2018**
 Previous Price: **\$579,000** Original Price: **\$599,000** Sold Date:
 Meas. Type: **Feet** Frontage (feet): **0.00** Approx. Year Built: **1960**
 Depth / Size: **00.0** Frontage (metres): Age: **58**
 Lot Area (sq.ft.): **6,262.00** Bedrooms: **2** Zoning: **R1**
 Flood Plain: Bathrooms: **1** Gross Taxes: **\$2,426.91**
 Council Apprv?: Full Baths: **1** For Tax Year: **2016**
 Rear Yard Exp: Half Baths: **0** Tax Inc. Utilities?:
 If new, GST/HST inc?: P.I.D.: **010-606-521**
 View: **Yes: PEEK-A-VIEW** Tour:
 Complex / Subdiv:
 Services Connected: **Electricity, Sanitary Sewer, Water**

Style of Home: **Rancher/Bungalow**
 Construction: **Frame - Wood**
 Exterior: **Wood**
 Foundation: **Other**
 Rain Screen:
 Renovations:
 # of Fireplaces: **0**
 Fireplace Fuel:
 Water Supply: **City/Municipal**
 Fuel/Heating: **Baseboard**
 Outdoor Area: **Patio(s)**
 Type of Roof: **Other**

Total Parking: **2** Covered Parking: Parking Access: **Front**
 Parking: **Open**
 Dist. to Public Transit: Dist. to School Bus:
 Title to Land: **Freehold NonStrata**
 Seller's Interest: **Registered Owner**
 Property Disc.: **Yes**
 PAD Rental:
 Fixtures Leased: **No** :
 Fixtures Rmvd: :
 Registered:
 Floor Finish:

Legal: **LOT C SOUTH 1/2 OF THE SOUTH 1/2 OF DISTRICT LOT 685A PLAN 21696**

Municipal Charges

Amenities:
 Site Influences:
 Features: **Clothes Washer/Dryer, Refrigerator, Storage Shed, Stove**

Garbage:
 Water:
 Dyking:
 Sewer:
 Other:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Bedroom	13'8 x 8'7			x			x
Main	Den	8'7 x 7'6			x			x
Main	Bedroom	13'6 x 7'6			x			x
Main	Kitchen	9'4 x 12'			x			x
Main	Laundry	5'5 x 3'4			x			x
Main	Eating Area	7'10 x 6'			x			x
Main	Living Room	17' x 15'3			x			x
Main	Foyer	6'4 x 7'11			x			x
					x			
					x			

Finished Floor (Main): 820	# of Rooms: 8	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	# of Kitchens: 1	1	Main	3	No	Barn:
Finished Floor (Below): 0	# of Levels: 1	2				Workshop/Shed:
Finished Floor (Basement): 0	Suite:	3				Pool:
Finished Floor (Total): 820 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
Unfinished Floor: 0	Beds in Basement: 0 Beds not in Basement: 2	5				Door Height:
Grand Total: 820 sq. ft.	Basement: Crawl	6				
		7				
		8				

List Broker 1: **RE/MAX Oceanview Realty - Office: 604-885-4313** List Broker 2:
 List Sales Rep 1: **Linsey Hulls - Phone: 604-839-3524** info@screalestate.ca
 List Sales Rep 2: 3: Appointments: **Phone L.R. First**
 Sell Broker 1: 3: Call: **LINSEY HULLS**
 Sell Sales Rep 1: 2: 3: Phone: **604-839-3524**
 Owner: **RACHEL CELIA CAREY**
 Commission: **3.255% ON THE 1ST \$100,000 & 1.1625% ON THE BALANCE**
 Occupancy: **Owner**

Realtor **Bedrooms have wardrobes as closets. Must be subject to seller finding suitable accommodation.**
 Remarks:

Looking to get into the market, for the perfect getaway spot or a revenue property? Then look no further. This cute cabin in Lower Gibsons is awaiting your design ideas. Within walking distance of the beach and Gospel Rock. Cute backyard with view from the top of property. Newer roof with 45 year warranty.