

**Active**  
**R2258867**  
 Board: V, Detached  
 House/Single Family

**952 MARINE DRIVE**

Sunshine Coast  
 Gibsons & Area  
 VON 1V1

**\$525,000** (LP)  
 (SP)



Days on Market: **0** List Date: **4/19/2018** Expiry Date: **8/31/2018**  
 Previous Price: **\$0** Original Price: **\$525,000** Sold Date:  
 Meas. Type: **Feet** Frontage (feet): **279.00** Approx. Year Built: **1950**  
 Depth / Size: **93IRR** Frontage (metres): **85.04** Age: **68**  
 Lot Area (sq.ft.): **26,049.00** Bedrooms: **2** Zoning: **R1**  
 Flood Plain: Bathrooms: **1** Gross Taxes: **\$2,221.29**  
 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.: **010-653-473**  
 View: **No** Tour:  
 Complex / Subdiv:  
 Services Connected: **Electricity, Septic, Water**

Style of Home: **1 Storey**  
 Construction: **Frame - Wood**  
 Exterior: **Other, Wood**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations:  
 # of Fireplaces: **1**  
 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**

Total Parking: **4** Covered Parking: **0** Parking Access: **Front**  
 Parking: **Open, RV Parking Avail.**  
 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 VAP7344 LT B BLK B DL 694 LD 36. GROUP 1, (SEE 464994L) LOT 1 OF LOT 2.** Municipal Charges

Amenities:  
 Site Influences: **Golf Course Nearby, Marina Nearby, Private Setting, Private Yard, Rural Setting, Shopping Nearby**  
 Features:  
 Garbage:  
 Water:  
 Dyking:  
 Sewer:  
 Other:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Bedroom	11'3 x 9'8			x			x
Main	Bedroom	9'7 x 9'7			x			x
Main	Living Room	13'3 x 13'5			x			x
Main	Kitchen	21' x 7'2			x			x
Main	Foyer	7'8 x 7'7			x			x
					x			x
					x			x
					x			x
					x			x

Finished Floor (Main):	<b>741</b>	# of Rooms: <b>5</b>	Bath		# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens: <b>1</b>	1	<b>Main</b>	<b>3</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>0</b>	# of Levels: <b>1</b>	2				Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite:	3				Pool:
Finished Floor (Total):	<b>741 sq. ft.</b>	Crawl/Bsmt. Height:	4				Garage Sz:
Unfinished Floor:	<b>0</b>	Beds in Basement: <b>0</b>	5				Door Height:
Grand Total:	<b>741 sq. ft.</b>	Beds not in Basement: <b>2</b>	6				
		Basement: <b>None</b>	7				
			8				

List Broker 1: **RE/MAX City Realty - OFC: 604-886-2670** List Broker 2:  
 List Sales Rep 1: **Tony Browton - Contc: 604-418-2695** **tbrowton@truebluerealty.ca** Appointments: **Phone L.R. First**  
 List Sales Rep 2: 3: Call: **Tony Browton**  
 Sell Broker 1: Phone: **604-418-2695**  
 Sell Sales Rep 1: 2: 3:  
 Owner: **ALESSANDRO BIAVATI**  
 Commission: **3.25% OF FIRST 100,000 AND 1.1625% OF BALANCE WITH 1ST PHYSICAL INTRODUCTION OTHERWISE 1,000.00**  
 Occupancy: **Tenant**

Realtor **All measurementns approximate, buyer to verify if important. Roof is 9 years old. Tenanted, Strict 24 hour notice enforced. Tenant pays**  
 Remarks: **\$1,400.00 per month**

**Looking for a half acre close to the beach to build your dream home? This one is a block away from the water and has a 2 bed, 1 cottage on it to help with financing!! Super cute and nicely landscaped, the property zoning allows a secondary residence so get building now or hold for the future. Priced to sell, this is the one you have been waiting for. Call for info pack today!**