

Active
R2420863
 Board: V, Detached
 House/Single Family

88 KELLY ROAD

Sunshine Coast
 Gibsons & Area
 VON 1V3

\$1,099,000 (LP)

(SP)



Days on Market: **1** List Date: **11/19/2019** Expiry Date: **1/20/2020**
 Previous Price: **\$0** Original Price: **\$1,099,000** Sold Date:
 Meas. Type: **Feet** Frontage (feet): **100.00** Approx. Year Built: **1973**
 Depth / Size: **150** Frontage (metres): **30.48** Age: **46**
 Lot Area (sq.ft.): **15,313.00** Bedrooms: **4** Zoning: **R1**
 Flood Plain: Bathrooms: **2** Gross Taxes: **\$3,980.36**
 Council Apprv?: Full Baths: **2** For Tax Year: **2019**
 Rear Yard Exp: Half Baths: **0** Tax Inc. Utilities?:
 If new, GST/HST inc?: P.I.D.: **014-688-484**
 View: **Yes: panoramic ocean& island** Tour:
 Complex / Subdiv:
 Services Connected: **Electricity, Natural Gas, Septic, Water**
 Sewer Type: **Septic**

Style of Home: **2 Storey**
 Construction: **Frame - Wood**
 Exterior: **Wood**
 Foundation: **Concrete Slab**
 Rain Screen:
 Renovations:
 # of Fireplaces: **2**
 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: **Metal**

CSA/BCE:
 Reno. Year:
 R.I. Plumbing:
 R.I. Fireplaces:
 Metered Water:
 Total Parking: **4** Covered Parking: **2** Parking Access: **Front, Lane**
 Parking: **Carport; Multiple**
 Dist. to Public Transit:
 Title to Land: **Freehold NonStrata**
 Seller's Interest: **Power of Attorney**
 Property Disc.: **Yes: seller never lived**
 PAD Rental:
 Fixtures Leased: **No**
 Fixtures Rmvd:
 Registered:
 Floor Finish:
 Dist. to School Bus: **1 block**

Legal: **LOT 2, BLOCK 21, PLAN VAP1275, DISTRICT LOT 909, GROUP 1, NEW WESTMINSTER LAND DISTRICT**
 Amenities:
 Site Influences: **Marina Nearby, Private Setting, Recreation Nearby, Shopping Nearby, Waterfront Property**
 Features:
 Municipal Charges
 Garbage:
 Water:
 Dyking:
 Sewer:
 Other:

| Floor | Type | Dimensions | Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|----------------|------------|-------|------|------------|-------|------|------------|
| Main | Bedroom | 12' x 12' | | | x | | | x |
| Main | Bedroom | 12' x 12' | | | x | | | x |
| Below | Master Bedroom | 15' x 20' | | | x | | | x |
| Main | Bedroom | 10' x 10' | | | x | | | x |
| | | | | | x | | | x |
| | | | | | x | | | x |
| | | | | | x | | | x |
| | | | | | x | | | x |
| | | | | | x | | | x |
| | | | | | x | | | x |

| | | | | | | |
|--|--------------------------------|------|-------|-------------|----------|----------------|
| Finished Floor (Main): 900 | # of Rooms: 4 | Bath | Floor | # of Pieces | Ensuite? | Outbuildings |
| Finished Floor (Above): 0 | # of Kitchens: 0 | 1 | Main | 3 | No | Barn: |
| Finished Floor (Below): 746 | # of Levels: 2 | 2 | Below | 4 | No | Workshop/Shed: |
| Finished Floor (Basement): 0 | Suite: | 3 | | | | Pool: |
| Finished Floor (Total): 1,646 sq. ft. | Crawl/Bsmt. Height: | 4 | | | | Garage Sz: |
| Unfinished Floor: 0 | Beds in Basement: 0 | 5 | | | | Grg Door Ht: |
| Grand Total: 1,646 sq. ft. | Basement: None | 6 | | | | |
| | Beds not in Basement: 4 | 7 | | | | |
| | | 8 | | | | |

List Broker 1: **RE/MAX City Realty - OFC: 604-886-2670** List Broker 2:
 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: **Walter Bush**
 Commission: **3.25% OF FIRST 100,000 AND 1.1625% OF THE BALANCE WITH FIRST PHYSICAL INTRODUCTION, OTHERWISE 2.4375% OF FIRST 100,000 AND 0.88 % OF BALANCE.** Occupancy: **Vacant**

Realtor Remarks: **All measurements approximate, buyer to verify if important. Floor plan, photos and video to follow. Seller is POA and never lived in house. Quick possession available. Septic inspection was done November 8 2019 and is posted in docs.**

Panoramic Ocean views from this one of a kind waterfront property. Well maintained with a metal roof, this gem is ready for you upgrades and creative touches. Private setting with mature landscaping and stairs down to a private beach area. Ideal for a weekend retreat/holiday property or as a home to retire to, it would also make a ideal family home for those looking to escape city life and get back to whats important. Close to Cedar Grove School (one of the best rated on the Coast), bus to high school and a 15 minute walk to Lower Gibson's Shops and Restaurants. This is the one you have been waiting for, don't delay, call your Realtor for an info pack or to book a showing today!