

Active
R2228702
 Board: V, Attached
 Apartment/Condo

202 875 GIBSONS WAY

Sunshine Coast
 Gibsons & Area
 VON 1V8

\$499,000 (LP)
 (SP)

[Schedule a Showing](#)



DOM: **0** List Date: **12/18/2017** Expiry Date: **3/31/2018**
 Prev. Price: **\$0** Original Price: **\$499,000** Sold Date:
 Meas. Type: **Feet** Frontage (feet): Approx. Year Built: **2015**
 Depth/Size: Frontage (metres): Age: **2**
 Sq. Footage: **0.00** Bedrooms: **2** Zoning: **C-1**
 Flood Plain: Bathrooms: **2** Gross Taxes: **\$2,600.00**
 Exposure: Full Baths: **2** For Tax Year: **2017**
 If new, GST/HST inc?: Half Baths: **0** Tax Inc. Utilities?:
 P.I.D.: **029-569-915** Council Apprv?: Maint. Fee: **\$151.26**
 View: **Yes: Mountain** Tour:
 Mgmt. Co's Name: **Holywell Property Management** Mgmt. Co #: **604-885-3460**
 Complex / Subdiv: **Soames Place**
 Services Connctd: **Electricity, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **1 Storey**
 Construction: **Concrete Frame, Frame - Wood**
 Exterior: **Hardi Plank, Stone, Wood**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 Water Supply: **City/Municipal**
 Fireplace Fuel:
 Fuel/Heating: **Baseboard, Electric**
 Outdoor Area: **Rooftop Deck**
 Type of Roof: **Asphalt**

Total Parking: Covered Parking: Parking Access:
 Parking: **Garage; Underground, Visitor Parking** Locker: **Yes**
 Dist. to Public Transit: Dist. to School Bus:
 Units in Development: **32** Total Units in Strata: **32**
 Title to Land: **Freehold Strata**
 Seller's Interest: **Registered Owner**
 Property Disc.: **Yes: OWNER NEVER LIVED**
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish:

Maint Fee Inc: **Gardening, Management**
 Legal: **PL EPS2799 LT 6 DL 1328 LD 36. GROUP 1, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE.**
 Amenities: **Bike Room, Elevator, In Suite Laundry**

Municipal Charges
 Garbage:
 Water:
 Dyking:
 Sewer:
 Other:

Site Influences:
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Wine Room	9' x 7'			x			x
Main	Bedroom	24' x 10'			x			x
Main	Living Room	24' x 11'			x			x
Main	Kitchen	13' x 9'			x			x
Main	Bedroom	12' x 9'			x			x
					x			x
					x			x
					x			x
					x			x
					x			x

Finished Floor (Main): 977	# of Rooms: 5	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	Crawl/Bsmt. Height:			1	Main	4	No	Barn:
Finished Floor (Below): 0	Restricted Age:			2	Main	4	Yes	Workshop/Shed:
Finished Floor (Basement): 0	# of Pets: 2	Cats: Yes	Dogs: Yes	3				Pool:
Finished Floor (Total): 977 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor: 0	Bylaw Restrict: Pets Allowed w/Rest., Rentals Allowed			5				Door Height:
Grand Total: 977 sq. ft.	Basement: None			6				
				7				
				8				

List Broker 1: **RE/MAX Top Performers - Office: 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**
 Sell Broker 1: Phone: **604-418-2695**
 Sell Sales Rep 1: **2:** **3:**
 Owner: **Lance Brown & Moira Brown**
 Commission: **3% OF FIRST 100,000 AND 1% OF BALANCE WITH FIRST PHYSICAL INTRODUCTION, OTHERWISE 1,000.00**
 Occupancy: **Vacant**

Realtor Remarks: **All measurements approximate, buyer to verify if important 1st Showing Wednesday 3pm - 5pm Waiting on form B, monthly strata cost approximate**

Much sought after 2nd floor unit in Soames Place (the floor with the large decks). This is the largest floor plan of the 2 bedroom suites. Enjoy BBQing on the huge or walk to get a coffee. Current owners have put in garden boxes so plant your veggies or apply your green thumb to a nice floral arrangement. Great investment property or for those down sizing that need one level living. Also an excellent option for first time home buyers. 2018 tax assessment (pic attached) was \$503,000.00 so this is priced to sell and definitely wont last long. Call for an info pack today!