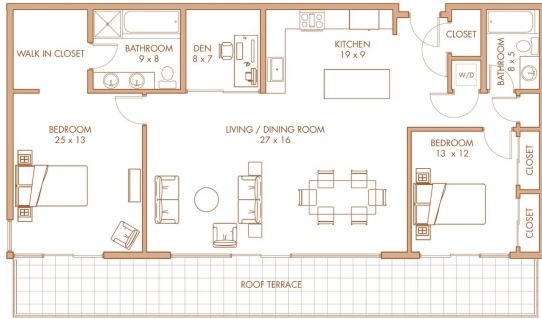


Active
R2289302
 Board: V, Attached
 Apartment/Condo

406 875 GIBSONS WAY

Sunshine Coast
 Gibsons & Area
 VON 1V8

\$849,000 (LP)
 (SP)



DOM: **0** List Date: **7/14/2018** Expiry Date: **11/30/2018**
 Prev. Price: **\$0** Original Price: **\$849,000** Sold Date:
 Meas. Type: **Feet** Frontage (feet): **0.00** Approx. Year Built: **2015**
 Depth/Size: **0** Frontage (metres): **0.00** Age: **3**
 Sq. Footage: **0.00** Bedrooms: **2** Zoning: **C1**
 Flood Plain: Bathrooms: **2** Gross Taxes: **\$0.00**
 Exposure: **South** Full Baths: **2** For Tax Year:
 If new, GST/HST inc?: Half Baths: **0** Tax Inc. Utilities?:
 P.I.D.: **029-570-158** Council Apprv?: Maint. Fee: **\$270.00**
 View: **Yes: Ocean and Mountain** Tour:
 Mgmt. Co's Name: **Hollywell** Mgmt. Co #: **604-885-3560**
 Complex / Subdiv: **Soames Place**
 Services Connctd: **Electricity, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **Corner Unit, Penthouse**
 Construction: **Concrete, Frame - Wood**
 Exterior: **Hardi Plank, Stone, Wood**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 Water Supply: **City/Municipal**
 Fireplace Fuel:
 Fuel/Heating: **Electric**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
 Type of Roof: **Asphalt**

Total Parking: **2** Covered Parking: **2** Parking Access: **Lane**
 Parking: **Add. Parking Avail., Garage Underbuilding**
 Locker: **Yes**
 Dist. to Public Transit:
 Units in Development: **32** Dist. to School Bus:
 Total Units in Strata:
 Title to Land: **Freehold Strata**
 Seller's Interest: **Registered Owner**
 Property Disc.: **Yes: seller never lived**
 Fixtures Leased: :
 Fixtures Rmvd: :
 Floor Finish:

Maint Fee Inc: **Garbage Pickup, Gardening, Management, Snow removal**
 Legal: **PL EPS2799 LT 30 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: **Air Cond./Central, Bike Room, Elevator, In Suite Laundry, Storage, Wheelchair Access**

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

Site Influences:
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Walk-In Closet	9' x 8'			x			x
Main	Master Bedroom	25' x 13'			x			x
Main	Den	8' x 7'			x			x
Main	Living Room	27' x 16'			x			x
Main	Kitchen	19' x 9'			x			x
Main	Bedroom	13' x 12'			x			x
					x			x
					x			x
					x			x

Finished Floor (Main):	1,395	# of Rooms: 6	# 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):	1,395 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	0	Bylaws: Rentals Allowed			5				Door Height:
Grand Total:	1,395 sq. ft.	Basement: Fully Finished			6				
					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**
 Sell Broker 1: **3:** Phone: **604-418-2695**
 Sell Sales Rep 1: **2:** **3:**
 Owner: **Jongin & Mougja Lee**
 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 **All measurements approximate, buyer to verify if important. Strata fee is approximate, will be updated. Easy to show.**
 Remarks:

This is the first time one of the 2 bed & Den, 2 Bath Penthouse's in Soames Place has been offered to the public. This south facing unit has several builder upgrades including air-conditioning and high end appliances. This unit feels big with its cathedral ceilings and almost 1,400 sq feet of living space. The building has been very popular with those downsizing and wanting one level living, a secure building and a central location. This could be the one you have been waiting for. Don't delay, call your Realtor for an info pack today!