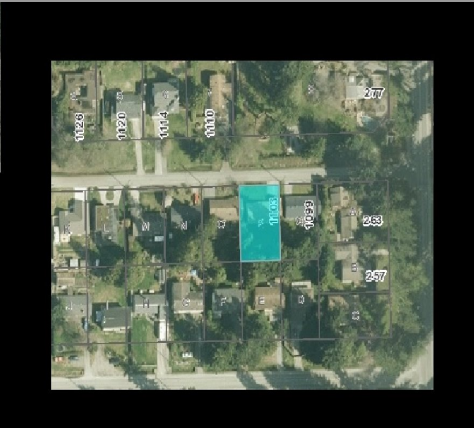


**Active**  
**R2286973**  
 Board: V, Detached  
 House/Single Family

**1103 MALAVIEW ROAD**

Sunshine Coast  
 Gibsons & Area  
 VON 1V4

**\$579,000** (LP)  
 (SP)



Days on Market: **0** List Date: **7/6/2018** Expiry Date: **10/31/2018**  
 Previous Price: **\$0** Original Price: **\$579,000** Sold Date:  
 Meas. Type: **Feet** Frontage (feet): **47.00** Approx. Year Built: **1976**  
 Depth / Size: **123** Frontage (metres): **14.33** Age: **42**  
 Lot Area (sq.ft.): **8,276.00** Bedrooms: **3** Zoning: **R2**  
 Flood Plain: Bathrooms: **2** Gross Taxes: **\$2,114.43**  
 Council Apprv?: Full Baths: **1** For Tax Year: **2018**  
 Rear Yard Exp: Half Baths: **1** Tax Inc. Utilities?:  
 If new, GST/HST inc?: P.I.D.: **007-625-693**  
 View: **No** Tour:  
 Complex / Subdiv:  
 Services Connected: **Electricity, Septic, Water**

Style of Home: **Rancher/Bungalow** Total Parking: **5** Covered Parking: **1** Parking Access: **Front**  
 Construction: **Frame - Wood** Parking: **Carport; Single**  
 Exterior: **Wood** Dist. to Public Transit: **1 block** Dist. to School Bus: **1 block**  
 Foundation: **Concrete Slab** CSA/BCE: Title to Land: **Freehold NonStrata**  
 Rain Screen: Reno. Year: Seller's Interest: **Registered Owner**  
 Renovations: R.I. Plumbing: Property Disc.: **Yes: seller never lived**  
 # of Fireplaces: **0** R.I. Fireplaces: PAD Rental:  
 Fireplace Fuel: Fixtures Leased: **No** :  
 Water Supply: **City/Municipal** Fixtures Rmvd: :  
 Fuel/Heating: **Electric** Registered:  
 Outdoor Area: **Patio(s) & Deck(s)** Floor Finish:  
 Type of Roof: **Asphalt**

Legal: **PL VAP15849 LT P BLK A DL 682 LD 36.** Municipal Charges  
 Amenities: Garbage:  
 Site Influences: Water:  
 Features: Dyking:  
 Sewer:  
 Other:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Laundry	9' x 8'			x			x
Main	Bedroom	10' x 9'			x			x
Main	Bedroom	11' x 9'			x			x
Main	Master Bedroom	12' x 12'			x			x
Main	Living Room	20' x 14'			x			x
Main	Dining Room	12' x 9'			x			x
Main	Kitchen	15' x 12'			x			x
					x			x
					x			x
					x			x

Finished Floor (Main):	<b>1,260</b>	# of Rooms: <b>7</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens: <b>1</b>	1	<b>Main</b>	<b>4</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>0</b>	# of Levels: <b>1</b>	2	<b>Main</b>	<b>2</b>	<b>Yes</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite:	3				Pool:
Finished Floor (Total):	<b>1,260 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>1,260 sq. ft.</b>	Basement: <b>None</b>	6				
		Beds not in Basement: <b>3</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**  
 Sell Broker 1: Phone: **604-418-2695**  
 Sell Sales Rep 1: 2: 3:  
 Owner: **Oscar Correia**  
 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 approx, buyer to verify if important. Photos, video and floor plan to follow. Easy to show!**  
 Remarks:

**FIRST TIME HOWE BUYER ALERT!! Fully renovated rancher, quiet street great neighborhood. Cedar Grove elementary (one of best rated on Coast) is around the corner and you are close to everything (beach, shopping, bus route). If you are a family looking to get into the market they don't come much better than this! Nothing to do but move in and start building equity!! INVESTOR ALERT! Rental shortage in Gibson's means you can take your pick of several fantastic tenants who would love this fully renovated Rancher in great location. DON'T DELAY, HAVE YOUR REALTOR BOOK A SHOWING TODAY!**