

Active
R2220208
 Board: V, Detached
 House/Single Family

1474 SUNSET PLACE

Sunshine Coast
 Gibsons & Area
 VON 1V5

\$1,050,000 (LP)

(SP)



Days on Market: **3** List Date: **11/6/2017** Expiry Date: **2/10/2018**
 Previous Price: **\$0** Original Price: **\$1,050,000** Sold Date:
 Meas. Type: **Feet** Frontage (feet): **49.00** Approx. Year Built: **2005**
 Depth / Size: **203** Frontage (metres): **14.94** Age: **12**
 Lot Area (sq.ft.): **14,945.00** Bedrooms: **4** Zoning: **R2**
 Flood Plain: Bathrooms: **3** Gross Taxes: **\$4,147.23**
 Council Apprv?: Full Baths: **2** For Tax Year: **2017**
 Rear Yard Exp: Half Baths: **1** Tax Inc. Utilities?:
 If new, GST/HST inc?: P.I.D.: **025-794-493**
 View: **No** Tour:
 Complex / Subdiv: **GEORGIA CREST**
 Services Connected: **Electricity, Natural Gas, Septic, Water**

Style of Home: **2 Storey**
 Construction: **Frame - Wood**
 Exterior: **Vinyl**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations: **Partly**
 # of Fireplaces: **2**
 Fireplace Fuel: **Gas - Natural**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Electric, Forced Air, Natural Gas**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
 Type of Roof: **Asphalt**

CSA/BCE:
 Reno. Year: **2015**
 R.I. Plumbing:
 R.I. Fireplaces:

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**
 Parking: **Carport & Garage**
 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 BCP7934 LT 11 DL 907 LD 36** Municipal Charges
 Amenities:
 Site Influences: **Cul-de-Sac, Golf Course Nearby, Marina Nearby, Private Yard, Rural Setting**
 Features:
 Garbage:
 Water:
 Dyking:
 Sewer:
 Other:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17'6 x 12'6	Above	Bedroom	11'8 x 10'			x
Main	Kitchen	12' x 12'						x
Main	Dining Room	10'10 x 10'						x
Main	Nook	12' x 9'						x
Main	Family Room	20' x 12'8						x
Main	Recreation	22' x 14'						x
Main	Study	9' x 8'						x
Above	Master Bedroom	15'8 x 13'						x
Above	Bedroom	12'10 x 10'						x
Above	Bedroom	11'8 x 10'10						x

Finished Floor (Main):	1,688	# of Rooms:	11	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	1,137	# of Kitchens:	1	1	Main	2	No	Barn:
Finished Floor (Below):	0	# of Levels:	2	2	Above	4	Yes	Workshop/Shed:
Finished Floor (Basement):	0	Suite:	Legal Suite	3	Above	4	No	Pool:
Finished Floor (Total):	2,825 sq. ft.	Crawl/Bsmt. Height:	4'	4				Garage Sz:
Unfinished Floor:	0	Beds in Basement:	0	5				Door Height:
Grand Total:	2,825 sq. ft.	Beds not in Basement:	4	6				
		Basement:	Crawl	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: **Danny & Trinity Freedman**
 Commission: **3.25% OF FIRST 100,000 OR 1.1625% OF BALANCE WITH FIRST PHYSICAL INTRODUCTION OTHERWISE \$1,000.00**
 Occupancy: **Owner**

Realtor Remarks: **All measurements approx, buyer to verify if important More photos, video and floor plan to follow. Sellers would like to rent back for a period while building new house.**

This wonderful family home is situated in one of the most desirable neighborhoods on the Sunshine Coast, minutes from the Bonnie-brook boardwalk, sandy beaches and Chasters Restaurant. Designed with family in mind, the property boasts a large private back yard, garage with studio above it (complete with private entrance and 3 piece washroom), vegetable garden boxes and large back deck, ideal for entertaining. The main house has had recent upgrades including quartz counter tops, new flooring and bathroom upgrades. Too many features to list, this is a truly unique and rare offering. This is the one you have been waiting for, don't delay, book your private showing today!