

Sold
R2066341
 Board: V, Attached
 Townhouse

16 767 NORTH ROAD

Sunshine Coast
 Gibsons & Area
 VON 1V9

\$289,900 (LP)

\$265,000 (SP)



DOM: **16** List Date: **5/5/2016** Expiry Date: **9/1/2016**
 Prev. Price: **\$0** Original Price: **\$289,900** Sold Date: **5/21/2016**
 Meas. Type: Frontage (feet): Approx. Year Built: **1991**
 Depth/Size: Frontage (metres): Age: **25**
 Sq. Footage: **0.00** Bedrooms: **2** Zoning: **RM2**
 Flood Plain: Bathrooms: **2** Gross Taxes: **\$2,028.98**
 Exposure: Full Baths: **2** For Tax Year: **2015**
 If new, GST/HST inc?: Half Baths: **0** Tax Inc. Utilities?: **No**
 P.I.D.: **017-551-218** Council Apprv?: Maint. Fee: **\$138.00**
 View: **No** Tour:
 Mgmt. Co's Name: **SELF-MANAGED** Mgmt. Co #:
 Complex / Subdiv: **NORTH OAKS**
 Services Connctd: **Electricity, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **Rancher/Bungalow**
 Construction: **Frame - Wood**
 Exterior: **Vinyl**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 Water Supply: **City/Municipal**
 Fireplace Fuel:
 Fuel/Heating: **Baseboard, Electric**
 Outdoor Area: **Fenced Yard, Patio(s)**
 Type of Roof: **Asphalt**

Reno. Year:
 R.I. Plumbing:
 R.I. Fireplaces:
 # of Fireplaces: **0**

Total Parking: Covered Parking: **0** Parking Access: **Front**
 Parking: **Open** Locker: **No**
 Dist. to Public Transit: **1 BLOCK** Dist. to School Bus:
 Units in Development: **30** Total Units in Strata:
 Title to Land: **Freehold Strata**
 Seller's Interest: **Registered Owner**
 Property Disc.: **Yes**
 Fixtures Leased: **No** :
 Fixtures Rmvd: **Yes: Chandelier in dining will be replaced with original light.**
 Floor Finish: **Hardwood, Tile**

Maint Fee Inc: **Gardening, Management**
 Legal: **PL VAS2893 LT 16 DL 688 LD 36**

Amenities: **None**

Site Influences: **Adult Oriented, Central Location, Marina Nearby, Private Yard, Recreation Nearby, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	11' x 9'			x			x
Main	Dining Room	9' x 7'			x			x
Main	Living Room	16' x 13'			x			x
Main	Master Bedroom	12' x 10'			x			x
Main	Bedroom	12' x 11'			x			x
Main	Utility	8' x 6'			x			x
					x			x
					x			x
					x			x

Finished Floor (Main): 1,002	# 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	Yes	Barn:
Finished Floor (Below): 0	Restricted Age: 55+			2	Main	3	No	Workshop/Shed:
Finished Floor (Basement): 0	# of Pets: 1	Cats: Yes	Dogs: Yes	3				Pool:
Finished Floor (Total): 1,002 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor: 0	Bylaws: Age Restrictions, Pets Allowed w/Rest., Rentals Not Allowed			5				Door Height:
Grand Total: 1,002 sq. ft.	Basement: Crawl			6				
				7				
				8				

List Broker 1: **RE/MAX Top Performers - Office: 604-886-2670** List Broker 2: **enjoycoastlife@gmail.com**
 List Sales Rep 1: **Fran Miller - Phone: 604-741-2240** 3: **Phone L.R. First CALL OR TEXT FRAN 604-741-2240**
 List Sales Rep 2:
 Sell Broker 1: **RE/MAX Top Performers - Office: 604-886-2670** 2:
 Sell Sales Rep 1: **Tony Browton** 2:
 Owner: **L. HEADDE**
 Commission: **3.22% ON THE FIRST \$100,000 AND 1.16% ON THE REMAINDER** 3:
 Occupancy: **Owner**

Realtor **Measurements Approximate. Offers welcome anytime!**
 Remarks:

Super comfortable, upgraded 1000+ sf end-unit in the North Oaks. Level access and spacious throughout, this home has 2 beds and 2 full baths, one with a bath/shower and one with a stand-up shower. Hardwood floors throughout, and overlooks your own fenced yard and tended garden in the west-facing private back yard. Lots of light come in the home with two skylights and location at back of complex means it is quiet and private. Pets are allowed buy age is restricted to 55+ in this well-run townhouse complex. These homes are so convenient - central to upper Gibsons and 5 minutes from ferry, so they don't last long.