

**Active**  
**R2283096**  
 Board: V, Detached  
 House/Single Family

**1525 LANGDALE ROAD**

Sunshine Coast  
 Gibsons & Area  
 VON 1V6

**\$749,000** (LP)

(SP)



Days on Market: **0** List Date: **6/24/2018** Expiry Date: **12/21/2018**  
 Previous Price: **\$0** Original Price: **\$749,000** Sold Date:  
 Meas. Type: **Feet** Frontage (feet): **100.00** Approx. Year Built: **1962**  
 Depth / Size: **120** Frontage (metres): **30.48** Age: **56**  
 Lot Area (sq.ft.): **12,000.00** Bedrooms: **3** Zoning: **R1**  
 Flood Plain: Bathrooms: **2** Gross Taxes: **\$2,382.68**  
 Council Apprv?: Full Baths: **1** For Tax Year: **2017**  
 Rear Yard Exp: Half Baths: **1** Tax Inc. Utilities?:  
 If new, GST/HST inc?: P.I.D.: **009-550-054**  
 View: : Tour:  
 Complex / Subdiv:  
 Services Connected: **Electricity, Septic, Water**

Style of Home: **2 Storey**  
 Construction: **Frame - Wood**  
 Exterior: **Stone, Wood**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations:  
 # of Fireplaces: **1**  
 Fireplace Fuel: **Wood**  
 Water Supply: **City/Municipal**  
 Fuel/Heating: **Electric, Wood**  
 Outdoor Area: **Patio(s) & Deck(s)**  
 Type of Roof: **Asphalt**

Total Parking: **5** Covered Parking: **1** Parking Access: **Front**  
 Parking: **Garage; Single**  
 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: :  
 Registered:  
 Floor Finish:

Legal: **PL VAP9752 LT B BLK 8 DL 1400 LD 36. GROUP 1.**

Amenities:  
 Site Influences: **Golf Course Nearby, Private Setting, Recreation Nearby, Rural Setting, Ski Hill Nearby**  
 Features:

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Master Bedroom	11' x 11'			x			x
Main	Kitchen	11' x 8'			x			x
Main	Living Room	17' x 16'			x			x
Main	Bedroom	10' x 9'			x			x
Below	Family Room	17' x 16'			x			x
Below	Bedroom	11' x 9'			x			x
					x			x
					x			x
					x			x
					x			x

Finished Floor (Main):	<b>900</b>	# of Rooms: <b>6</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>900</b>	# of Levels: <b>2</b>	2	<b>Below</b>	<b>1</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite:	3				Pool:
Finished Floor (Total):	<b>1,800 sq. ft.</b>	Crawl/Bsmt. Height:	4				Garage Sz:
Unfinished Floor:	<b>250</b>	Beds in Basement: <b>0</b> Beds not in Basement: <b>3</b>	5				Door Height:
Grand Total:	<b>2,050 sq. ft.</b>	Basement: <b>None</b>	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: Phone: **604-418-2695**  
 Sell Sales Rep 1: 2: 3:  
 Owner: **NAOKI & MITSUKO SHIBASAKA**  
 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: **Owner**

Realtor Remarks: **All measurements approximate, buyer to verify if important. Hedges across the road are being trimmed. Downstairs bathroom is not finished. More photos and video to follow. Will be on Realtor tour Wednesday June 27 2018**

**"A jewel box on the coast, small yet cherished" This immaculately finished family home is in a great family neighborhood close to the ferry, walking trails, pitch and putt golf course, many beaches and Langdale Elementary School. Boasting 3 beds & 2 baths, large decks, stunning views and huge yard, this is a perfect first home or weekend retreat investment property. Call for an info pack today!**