

Active
R2226156
 Board: V, Detached
 House with Acreage

1041 FIRBURN ROAD

Sunshine Coast
 Roberts Creek
 VON 2W5

\$1,295,000 (LP)
 (SP)

[Schedule a Showing](#)



Days on Market: **36** List Date: **12/2/2017** Expiry Date: **3/15/2018**
 Previous Price: **\$0** Original Price: **\$1,295,000** Sold Date:
 Meas. Type: **Feet** Frontage (feet): **325.00** Approx. Year Built: **2004**
 Depth / Size: **653** Frontage (metres): **99.06** Age: **14**
 Lot Area (sq.ft.): **202,554.00** Bedrooms: **4** Zoning: **CR2**
 Flood Plain: Bathrooms: **3** Gross Taxes: **\$4,678.26**
 Council Apprv?: Full Baths: **3** For Tax Year: **2017**
 Rear Yard Exp: Half Baths: **0** Tax Inc. Utilities?:
 If new, GST/HST inc?: P.I.D.: **029-311-225**
 View: **Yes: Spectacular Ocean and Island** Tour: **Virtual Tour URL**
 Complex / Subdiv:
 Services Connected: **Electricity, Septic, Water**

Style of Home: **3 Storey**
 Construction: **Log**
 Exterior: **Log**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **1**
 Fireplace Fuel: **Wood**
 Water Supply: **Well - Drilled**
 Fuel/Heating: **Baseboard, Wood**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
 Type of Roof: **Asphalt**

Total Parking: **8** Covered Parking: **4** Parking Access: **Front**
 Parking: **Garage; Double, Open, RV Parking Avail.**
 Dist. to Public Transit: Dist. to School Bus:
 Title to Land: **Freehold NonStrata**
 Seller's Interest: **Registered Owner**
 Property Disc.: **Yes:**
 PAD Rental:
 Fixtures Leased: **No :**
 Fixtures Rmvd: **Yes: The green chandelier in dining room main floor is going**
 Registered:
 Floor Finish:

Legal: **PL EPP34688 LT D DL 1621 LD 36. GROUP 1.** Municipal Charges

Amenities:
 Site Influences: **Golf Course Nearby, Private Setting, Rural Setting, Shopping Nearby, Treed**
 Features:
 Garbage:
 Water:
 Dyking:
 Sewer:
 Other:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Above	Loft	14'3 x 14'2	Below	Laundry	12'6 x 11'6			x
Above	Master Bedroom	16'2 x 13'	Below	Bedroom	11'2 x 10'10			x
Above	Walk-In Closet	6'3 x 5'11	Below	Walk-In Closet	8'10 x 2'8			x
Above	Walk-In Closet	6'3 x 5'11	Below	Bedroom	14' x 9'11			x
Main	Living Room	17' x 14'2	Below	Walk-In Closet	6'8 x 3'10			x
Main	Dining Room	14'6 x 12'6	Above	Bedroom	23'4 x 11'			x
Main	Kitchen	13' x 10'6						x
Main	Foyer	13'3 x 7'						x
Main	Den	10'3 x 9'2						x
Below	Family Room	17'4 x 13'7						x

Finished Floor (Main):	1,089	# of Rooms: 16	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	951	# of Kitchens: 1	1	Main	3	No	Barn:
Finished Floor (Below):	1,085	# of Levels: 3	2	Above	3	Yes	Workshop/Shed: 28'11x
Finished Floor (Basement):	0	Suite:	3	Below	3	Yes	Pool:
Finished Floor (Total):	3,125 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz: 23x22'6
Unfinished Floor:	326	Beds in Basement: 0	5				Door Height:
Grand Total:	3,451 sq. ft.	Basement: None	6				
		Beds not in Basement: 4	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: **Lance Brown & Moira Brown**
 Commission: **3.25% OF FIRST 100,000 AND 1.1625% OF THE BALANCE ON FIRST PHYSICAL INTRODUCTION OTHERWISE \$1,000.00**
 Occupancy: **Owner**

Realtor **All measurements approximate, buyer to verify if important. Sellers downsizing open to offers on furniture and gardening equipment. Note**
 Remarks: **- Sellers will be taking green blown glass chandelier in dining room.**

Absolutely Stunning hand crafted log home with panoramic Ocean and Island views from large South Facing Deck. The 4.65 acre property boasts a detached 2 car garage/workshop, several gardens and easy access to walking, bike and ATV trails. Inside the home is an entertainers delight with large open concept kitchen, living and dining on the main floor. Large windows fill the home with light and maximize the amazing view. Recent upgrades include granite counter tops and interior painting. This is the one you have been waiting for, call listing Realtor to line up a showing today!