

Active
R2413744
 Board: V, Detached
 Other

1680 FIELD ROAD

Sunshine Coast
 Sechelt District
 VON 3A1

\$4,095,000 (LP)

(SP)



Days on Market: **3** List Date: **10/15/2019** Expiry Date: **5/31/2020**
 Previous Price: **\$0** Original Price: **\$4,095,000** Sold Date:
 Meas. Type: **Feet** Frontage (feet): Approx. Year Built: **2018**
 Depth / Size: Frontage (metres): Age: **1**
 Lot Area (sq.ft.): **17,688.00** Bedrooms: **2** Zoning: **C4**
 Flood Plain: Bathrooms: **4** Gross Taxes: **\$9,411.40**
 Council Apprv?: Full Baths: **2** For Tax Year: **2019**
 Rear Yard Exp: Half Baths: **2** Tax Inc. Utilities?:
 If new, GST/HST inc?: P.I.D.: **009-284-958**
 View: **No** Tour:
 Complex / Subdiv:
 Services Connected: **Electricity, Natural Gas, Septic, Water**
 Sewer Type: **Septic**

Style of Home: 2 Storey	Total Parking: 15	Covered Parking:	Parking Access: Front
Construction: Frame - Wood	Parking: Add. Parking Avail., Open, Visitor Parking		
Exterior: Fibre Cement Board, Wood	Dist. to Public Transit:	Dist. to School Bus:	
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	
# of Fireplaces: 1	R.I. Fireplaces:	PAD Rental:	
Fireplace Fuel: Natural Gas	Metered Water:	Fixtures Leased: No	
Water Supply: City/Municipal		Fixtures Rmvd:	
Fuel/Heating: Baseboard, Heat Pump, Natural Gas		Registered:	
Outdoor Area: Balcny(s) Patio(s) Dck(s)		Floor Finish:	
Type of Roof: Asphalt			

Legal: **LOT C, BLOCK 2, PLAN VAP10841, DISTRICT LOT 1029, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences:

Features:

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Above	Bedroom	10'7 x 11'	Main	Utility	32' x 7'8			x
Above	Master Bedroom	11'6 x 13'4	Main	Bar Room	32' x 40'3			x
Above	Storage	3'10 x 4'	Main	Wine Room	12'4 x 13'2			x
Above	Walk-In Closet	7'4 x 7'10	Main	Other	12'2 x 10'			x
Above	Foyer	5' x 10'4						x
Above	Kitchen	8'9 x 8'1						x
Above	Living Room	22'6 x 9'11						x
Above	Dining Room	8'4 x 13'						x
Main	Office	47'4 x 31'4						x
Main	Office	32' x 63'6						x

Finished Floor (Main): 3,560	# of Rooms: 14	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 1,325	# of Kitchens: 1	1	Above	4	Yes	Barn:
Finished Floor (Below): 0	# of Levels: 2	2	Above	3	No	Workshop/Shed:
Finished Floor (Basement): 0	Suite:	3	Below	2	No	Pool:
Finished Floor (Total): 4,885 sq. ft.	Crawl/Bsmt. Height:	4	Below	2	No	Garage Sz:
Unfinished Floor: 0	Beds in Basement: 0	5				Grg Door Ht:
Grand Total: 4,885 sq. ft.	Basement: None	6				
	Beds not in Basement: 2	7				
		8				

List Broker 1: **RE/MAX City Realty - OFC: 604-886-2670** List Broker 2: **tbrowton@truebluerealty.ca**

List Desig Agt 1: **Tony Browton PREC* - Contc: 604-418-2695** Appointments: **Phone L.R. First**

List Desig Agt 2: **3:** Call: **Tony**

Sell Broker 1: **3:** Phone: **604-418-2695**

Sell Sales Rep 1: **2:** **3:**

Owner: **RKL Couriers Ltd**

Commission: **3.25% OF FIRST 100,000 AND 1.1625% OF BALANCE**

Occupancy: **Owner, Tenant**

Realtor **All measurements approximate, buyer to verify if important. Photos to follow DUAL EXPOSURE, ALSO ON CLS C8028565.**

Remarks:

Brand New Commercial and Residential Building in growing Wilson Creek. 4,885 sq foot C4 zoning consisting of 1325 sq ft 2 bed suite and 3,560 sq foot of commercial space. Fully tenanted with excellent tenants however the UBrew can move to a different location if buyer wants to use that space for another business. Best quality finishing and design through out, this one needs to be seen to be appreciated. Note - businesses are not for sale, building only.