

Active
R2193453
 Board: V, Attached
 Townhouse

6 822 GIBSONS WAY

Sunshine Coast
 Gibsons & Area
 VON 1V7

\$289,000 (LP)
 (SP)



DOM: **0** List Date: **7/31/2017** Expiry Date: **10/31/2017**
 Prev. Price: **\$0** Original Price: **\$289,000** Sold Date:
 Meas. Type: Frontage (feet): Approx. Year Built: **1983**
 Depth/Size: Frontage (metres): Age: **34**
 Sq. Footage: **0.00** Bedrooms: **2** Zoning: **RM1**
 Flood Plain: Bathrooms: **2** Gross Taxes: **\$1,668.54**
 Exposure: Full Baths: **2** For Tax Year: **2016**
 If new, GST/HST inc?: Half Baths: **0** Tax Inc. Utilities?:
 P.I.D.: **006-647-456** Council Apprv?: Maint. Fee: **\$235.82**
 View: **Yes: tiny peek-a-boo** Tour:
 Mgmt. Co's Name: Mgmt. Co #:
 Complex / Subdiv:
 Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: **3 Storey**
 Construction: **Frame - Wood**
 Exterior: **Mixed**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 Water Supply: **City/Municipal**
 Fireplace Fuel: **Gas - Natural**
 Fuel/Heating: **Baseboard, Natural Gas**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
 Type of Roof: **Asphalt**

Reno. Year:
 R.I. Plumbing:
 R.I. Fireplaces:
 # of Fireplaces: **2**

Total Parking: **2** Covered Parking: **1** Parking Access: **Front**
 Parking: **Add. Parking Avail., Garage; Single, Visitor Parking**
 Locker:
 Dist. to Public Transit: **1 block** Dist. to School Bus: **1 block**
 Units in Development: **20** Total Units in Strata: **20**
 Title to Land: **Freehold Strata**
 Seller's Interest: **Registered Owner**
 Property Disc.: **Yes:**
 Fixtures Leased: **No :**
 Fixtures Rmvd: **No :**
 Floor Finish:

Maint Fee Inc: **Gardening, Management, Sewer**
 Legal: **PL VAS1503 LT 6 DL 688 LD 36**

Amenities: **Garden, In Suite Laundry**

Site Influences: **Central Location, Golf Course Nearby, Marina Nearby, Private Yard, Recreation Nearby, Shopping Nearby**
 Features:

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Above	Living Room	15' x 18'			x			x
Main	Bedroom	11' x 11'8			x			x
Main	Dining Room	7' x 11'			x			x
Main	Kitchen	11' x 10'			x			x
Below	Master Bedroom	12'6 x 12'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 635	# of Rooms: 5	# of Kitchens: 1	# of Levels: 3	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 516	Crawl/Bsmt. Height:			1	Main	3	No	Barn:
Finished Floor (Below): 120	Restricted Age:			2	Below	4	Yes	Workshop/Shed:
Finished Floor (Basement): 0	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total): 1,271 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor: 0	Bylaw Restrict: Pets Allowed w/Rest., Rentals Allwd w/Restrctns			5				Door Height:
Grand Total: 1,271 sq. ft.	Basement: None			6				
				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: **Susan MacArthur**
 Commission: **3.25% OF FIRST 100,000 AND 1.1625% OF BALANCE WITH FIRST PHYSICAL INTRODUCTION, OTHERWISE \$1,000.00**
 Occupancy: **Owner**

Realtor **All measurements approx, buyer to verify if important Offers if any reviewed August 14, 2017 Photos and floor plan to follow.**
 Remarks:

Cute 2 bed 2 bath townhouse with new flooring and private back yard. Central location is close to everything and family friendly complex is great for first time home buyers. Call for info pack or to book a showing today!