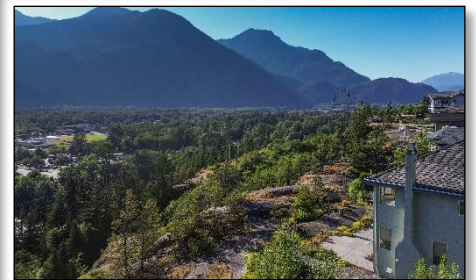
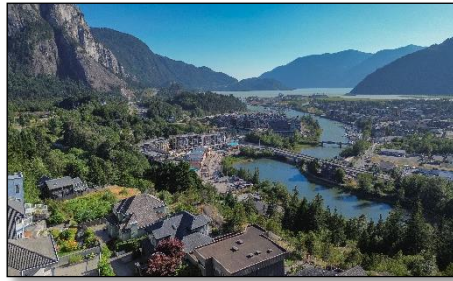


2009 CLIFFSIDE LANE

\$1,849,000



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A truly unique property, located at the end of Cliffside Lane on the Smoke Bluffs, offering unobstructed, panoramic views of the Stawamus Chief, Mamquam Blind Channel, Downtown Squamish, Howe Sound and Tantalus Range. Get out your binoculars and follow the kite boarders at the Oceanfront Park or climbers on the Chief. This traditional private residence offers a smart plan that features a gracious foyer, vaulted ceilings, hardwood oak & terracotta tile floors, open plan kitchen, eating area and family room opening out to the back yard. Upstairs is the primary bedroom, walk-in closet, 2-way natural gas fireplace, balcony and ensuite with Jacuzzi tub. Two additional bedrooms, a full bathroom and laundry room complete the upper floor. The double garage has a workshop (8'5 x 7'5) and access to the 4'3 crawlspace.

SCAN THE QR CODE WITH YOUR MOBILE DEVICE TO
VIEW MORE INFORMATION, OR VISIT
www.alyssawilson.biz/2009-cliffside-lane



SQUAMISH

BLACK TUSK REALTY



All information contained herein is from sources deemed reliable and we have no reason to doubt its accuracy; however, no guarantee or responsibility is assumed regarding the accuracy thereof, and it shall not form part of any future contracts. Properties are submitted subject to errors and omissions and all information should be carefully verified.



Presented by:
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Active
R2962429
Board: V
House/Single Family

2009 CLIFFSIDE LANE

Squamish
Hospital Hill
V8B 0B2

Residential Detached

\$1,849,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,849,000
Meas. Type: Feet	Bedrooms: 3	Approx. Year Built: 1994
Frontage(feet): 69.00	Bathrooms: 3	Age: 31
Frontage(metres): 21.03	Full Baths: 2	Zoning: RS-1
Depth / Size: 107	Half Baths: 1	Gross Taxes: \$6,773.80
Lot Area (sq.ft.): 7,427.00	Rear Yard Exp: West	For Tax Year: 2024
Lot Area (acres): 0.17	P.I.D.: 016-146-581	Tax Inc. Utilities?: No
Flood Plain: No		Tour:
View: Yes: The Chief, Howe Sound, Town		
Complex/Subdiv: Smoke Bluffs - Hospital Hill		
First Nation Reserve:		
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Stucco**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **3** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas, Wood**
Fuel/Heating: **Forced Air, Heat Pump, Natural Gas**
Outdoor Area: **Balcony(s), Patio(s)**
Type of Roof: **Wood**

Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing: **No**

Total Parking: **5** Covered Parking: **2** Parking Access: **Lane**
Parking: **Garage; Double**
Driveway Finish: **Concrete**
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:
Property Disc.: **Yes** Land Lease Expiry Year:
Fixtures Leased: **No**
Fixtures Rmvd: **:**
Floor Finish: **Hardwood, Tile, Carpet**

Legal: **LOT 9, BLOCK 5A, PLAN VAP22866, DISTRICT LOT 1957, GROUP 1, NEW WESTMINSTER LAND DISTRICT, EP 20167**

Amenities:

Site Influences: **Cul-de-Sac, Marina Nearby, Paved Road, Private Yard, Recreation Nearby, Shopping Nearby**

Features: **Air Conditioning, Clothes Washer/Dryer, Dishwasher, Disposal - Waste, Drapes/Window Coverings, Fireplace Insert, Garage Door Opener, Oven - Built In, Range Top, Refrigerator**

Finished Floor (Main):	1,375	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	950	Main	Living Room	15'5 x12'10			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	10'2 x12'8			x	Main 2
Finished Floor (Below):	0	Main	Kitchen	19'6 x13'9			x	Above 4
Finished Floor (Basement):	0	Main	Nook	10'0 x8'0			x	Above 4
Finished Floor (Total):	2,325sq. ft.	Main	Family Room	14'3 x14'3			x	
Unfinished Floor:	0	Main	Foyer	12'3 x14'9			x	
Grand Total:	2,325sq. ft.	Above	Primary Bedroom	15'0 x13'9			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Walk-In Closet	6'6 x6'0			x	
Suite: None		Above	Bedroom	14'4 x9'4			x	
Basement: Crawl		Above	Bedroom	14'4 x9'4			x	
		Above	Laundry	5'6 x5'0			x	
				x			x	
				x			x	
Crawl/Bsmt. Height: 4'3	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 11	MHR#:	CSA/BCE:	Maint. Fee:				
ByLaw Restrictions:								

Listing Broker(s): **Royal LePage Black Tusk Realty**

Royal LePage Black Tusk Realty

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