

# 1089 AXEN ROAD

## \$1,448,000



## ALYSSA WILSON

Licensed Realtor®  
with Royal LePage Black Tusk Realty



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SQUAMISH

**BLACK TUSK REALTY**

ROYAL LEPAGE

Warm and welcoming, 3-bedroom, 2-bathroom updated family home at the quiet end of Axen Road in beautiful Brackendale, BC. Natural light fills the open plan main floor with endless mountain views and a terrific area for entertaining. The kitchen is equipped with heated tile floors, stainless steel appliances, shaker style cabinets, granite counters, and island seating for two. Curl up with a book in the living room with built-in reading bench, shelving, and wood floors. The dining area is complete with sliding doors out to the large sundeck, great for BBQing with a view. The main bathroom has heated tile floors and a dreamy clawfoot tub. All three bedrooms come with closet organizers and new carpet. Downstairs you'll find the cozy family room with cedar & pine wood paneling and space for your home office. The beautifully manicured yard has mature privacy hedges, veggie plots, a playhouse, covered sitting area, large sundeck, garden shed and additional secure storage beside the single car garage. Close walking distance to schools, café, art gallery, biking, hiking and walking trails.

SCAN THE QR CODE WITH YOUR MOBILE  
DEVICE TO VIEW MORE INFORMATION,  
PHOTO'S AND TO TOUR THE HOME



**Royal LePage Black Tusk Realty - SQUAMISH, BC**

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**  
**R2684380**  
 Board: V  
 House/Single Family

## 1089 AXEN ROAD

Squamish  
 Brackendale  
 V0N 1T0

Residential Detached

**\$1,448,000** (LP)

(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$1,499,000**  
 Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1977**  
 Frontage(feet): **85.00** Bathrooms: **2** Age: **45**  
 Frontage(metres): **25.91** Full Baths: **2** Zoning: **RS2**  
 Depth / Size: Half Baths: **0** Gross Taxes: **\$3,661.79**  
 Lot Area (sq.ft.): **7,480.00** Rear Yard Exp: For Tax Year: **2021**  
 Lot Area (acres): **0.17** P.I.D.: **007-546-025** Tax Inc. Utilities?: **No**  
 Flood Plain: Tour: **Virtual Tour URL**  
 View: **Yes: EXPANSIVE MOUNTAIN VIEWS**  
 Complex/Subdiv:  
 First Nation Reserve:  
 Services Connected: **Electricity, Sanitary Sewer, Septic, Water**  
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **2 Storey**  
 Construction: **Frame - Wood**  
 Exterior: **Fibre Cement Board, Wood**  
 Foundation: **Concrete Slab**

Renovations: **Completely**  
 # of Fireplaces: R.I. Fireplaces:  
 Fireplace Fuel:  
 Fuel/Heating: **Baseboard, Electric**  
 Outdoor Area: **Fenced Yard, Patio(s) & Deck(s)**  
 Type of Roof: **Asphalt**

Reno. Year: **2010**  
 Rain Screen:  
 Metered Water: **No**  
 R.I. Plumbing: **No**

Total Parking: **5** Covered Parking: **1** Parking Access: **Front**  
 Parking: **Garage; Single, Open, RV Parking Avail.**  
 Driveway Finish: **Concrete**  
 Dist. to Public Transit: **1 BLK** Dist. to School Bus: **<1KM**  
 Title to Land: **Freehold NonStrata** Land Lease Expiry Year:  
 Property Disc.: **Yes**  
 Fixtures Leased: **No**  
 Fixtures Rmvd: **Yes: "Hang" towel holder in main bt**  
 Floor Finish: **Hardwood, Tile, Vinyl/Linoleum, Carpet**

Legal: **LOT A, PLAN VAP16123, PART SE1/4, SECTION 22, TOWNSHIP 50, GROUP 1, NEW WESTMINSTER LAND DISTRICT, EP 19265**

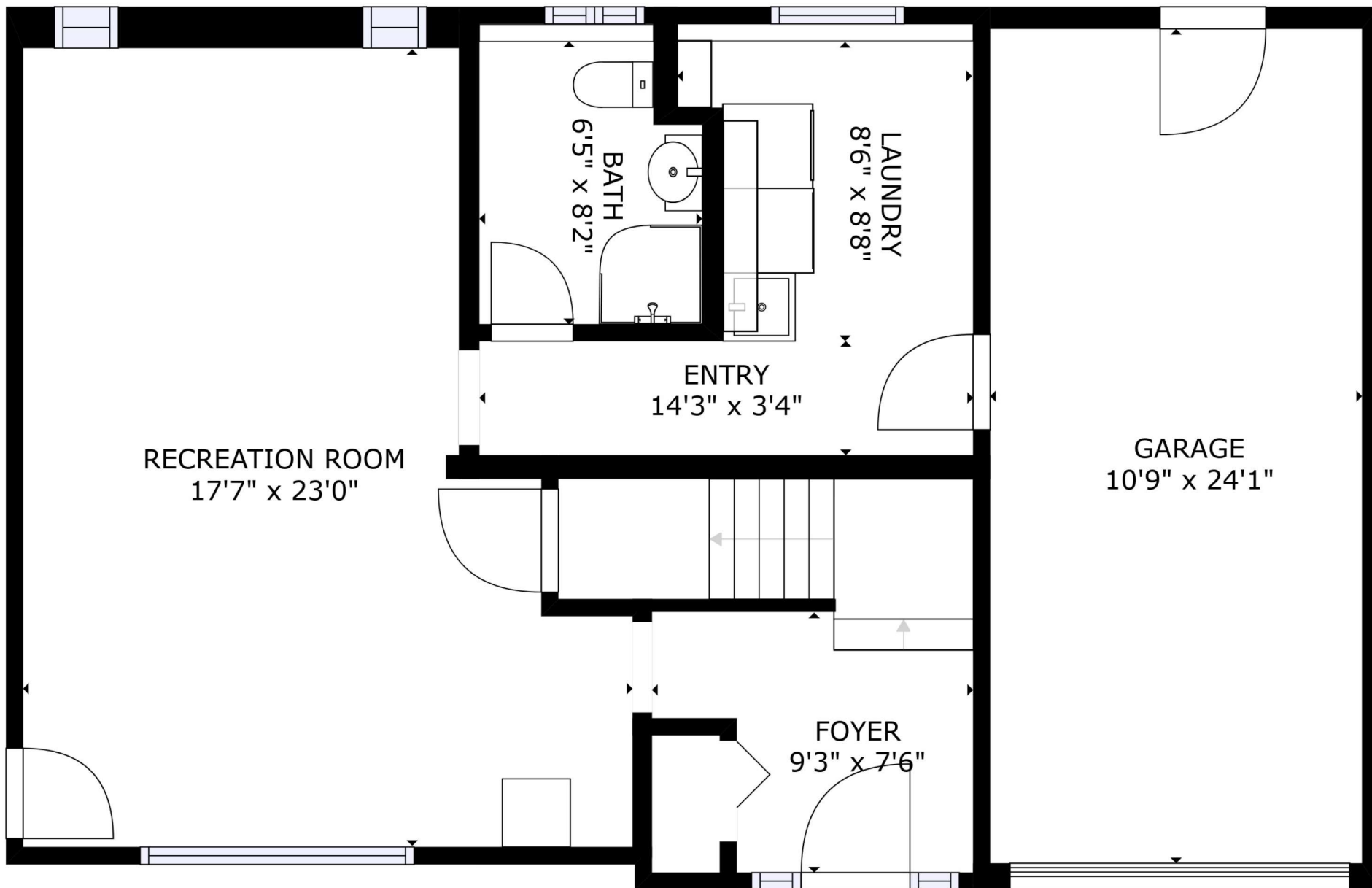
Amenities: **None**

Site Influences: **Private Yard, Recreation Nearby, Shopping Nearby**  
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Storage Shed**

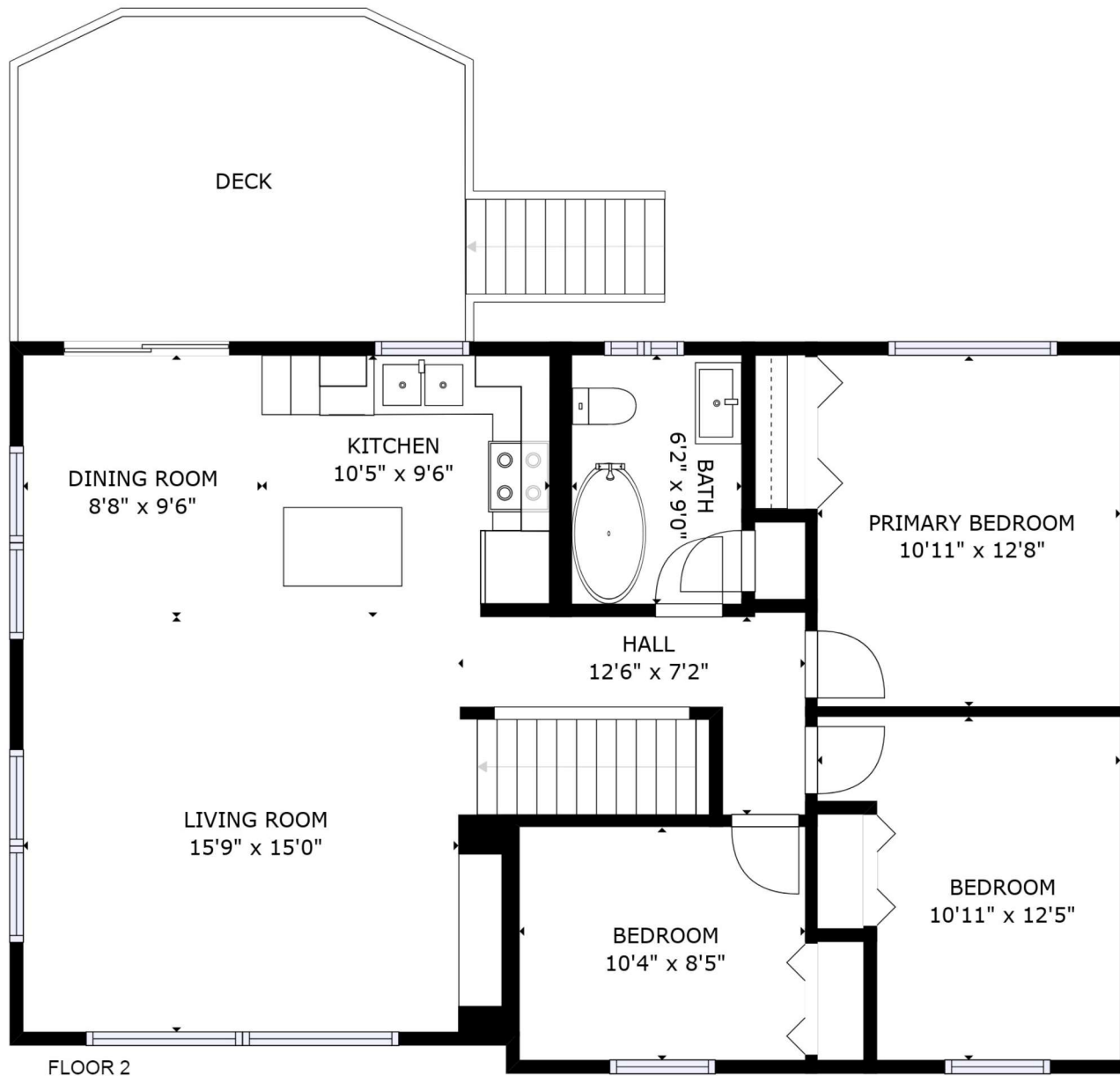
Finished Floor (Main):	1,062	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	15'9 x 15'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	10'5 x 9'6			x	Main 4
Finished Floor (Below):	702	Main	Dining Room	8'8 x 9'6			x	Below 3
Finished Floor (Basement):	0	Main	Master Bedroom	10'11 x 12'8			x	
Finished Floor (Total):	1,764sq. ft.	Main	Bedroom	10'12 x 12'5			x	
Unfinished Floor:	0	Main	Bedroom	10'4 x 8'5			x	
Grand Total:	1,764sq. ft.	Below	Foyer	9'3 x 7'6			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Family Room	17'7 x 23'0			x	
		Below	Laundry	8'6 x 8'6			x	
				x			x	
				x			x	
				x			x	
Suite: <b>None</b>								
Basement: <b>None</b>								
Crawl/Bsmt. Height:	# of Levels: <b>2</b>	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: <b>1</b>	# of Rooms: <b>9</b>	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

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

**Warm & welcoming, 3 bedroom, 2 bathroom, updated family home in beautiful Brackendale, BC. Natural light fills the open plan main floor w/ endless mountain views and a kitchen equipped w/ heated tile floors, s/s appliances, shaker style cabinets, granite counters, island seating for two and doors out to the sundeck; great for BBQing with a view. The main bathroom has heated tile floors & a dreamy clawfoot tub. Downstairs you'll find the cozy family room with wood paneling, new vinyl tile floors and space for your home office. The meticulously manicured yard has mature privacy hedges, veggie plots, covered sitting area, garden shed & additional secure storage beside the garage. Walking distance to schools, cafés, river beaches, biking, hiking and walking trails.**



FLOOR 1



FLOOR 2