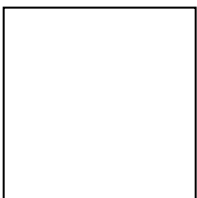
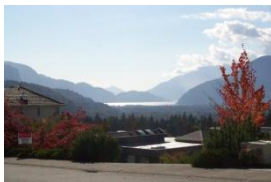
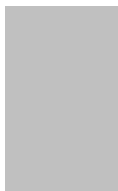
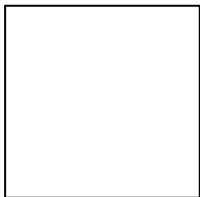


# 40236 Kintyre Drive

## \$1,749,000



## ALYSSA WILSON

Licensed Realtor®  
with Royal LePage Black Tusk Realty



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www.alyssawilson.biz

SQUAMISH

**BLACK TUSK REALTY**



More than meets the eye! This charming family home is located on one of the most sought-after streets in Garibaldi Highlands and is ready for your personal touches. The sprawling main floor is full of character and boasts 2091sf of living space with over 1100sf of unfinished space downstairs. There's plenty of room for a 1-2 bedroom mortgage helper while still having 5 bedrooms and 2 full bathrooms upstairs. Perfect for the growing family with a formal dining room, living room, family room, kitchen, eating area, sundecks and private yard. The views are incredible! Lots of off-street parking, flower beds, veggie plots, and mature landscaping, all within minutes of world class biking, hiking, parks and Garibaldi Highlands Elementary School.

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:  
**Alyssa Wilson**  
 Royal LePage Black Tusk Realty  
 Phone: 604-815-9351  
 alyssa@blacktuskrealty.com



**Active**  
**R2692226**  
 Board: V  
 House/Single Family

**40236 KINTYRE DRIVE**  
 Squamish  
 Garibaldi Highlands  
 V0N 1T0

Residential Detached  
**\$1,749,000** (LP)  
 (SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$1,749,000**  
 Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **1976**  
 Frontage(feet): **80.00** Bathrooms: **2** Age: **46**  
 Frontage(metres): **24.38** Full Baths: **2** Zoning: **RS1**  
 Depth / Size: **193** Half Baths: **0** Gross Taxes: **\$4,617.42**  
 Lot Area (sq.ft.): **14,869.00** Rear Yard Exp: For Tax Year: **2021**  
 Lot Area (acres): **0.34** P.I.D.: **007-731-078** Tax Inc. Utilities?: **No**  
 Flood Plain: Tour: **Virtual Tour URL**  
 View: **Yes: VIEWS OF HOWE SOUND**  
 Complex/Subdiv:  
 Services Connected: **Electricity, Sanitary Sewer, Septic, Water**

Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **2 Storey, Rancher/Bungalow w/Bsmt.**  
 Construction: **Frame - Wood**  
 Exterior: **Wood**  
 Foundation: **Concrete Perimeter, Concrete Slab**  
 Renovations: Reno. Year: Total Parking: **5** Covered Parking: **1** Parking Access: **Front**  
 # of Fireplaces: **2** R.I. Fireplaces: **0** Rain Screen: **No** Title to Land: **Freehold NonStrata** Dist. to School Bus: **<1KM**  
 Fireplace Fuel: **Wood** Metered Water: **No** Property Disc.: **Yes** Land Lease Expiry Year:  
 Fuel/Heating: **Baseboard, Electric, Forced Air, Wood** R.I. Plumbing: **Yes** Fixtures Leased: **No**  
 Outdoor Area: **Sundeck(s)** Fixtures Rmvd: **Yes :deep freezer, garage door opener**  
 Type of Roof: **Metal** Floor Finish: **Mixed**

Legal: **LOT 16, BLOCK R, PLAN VAP15024, DISTRICT LOT 511, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

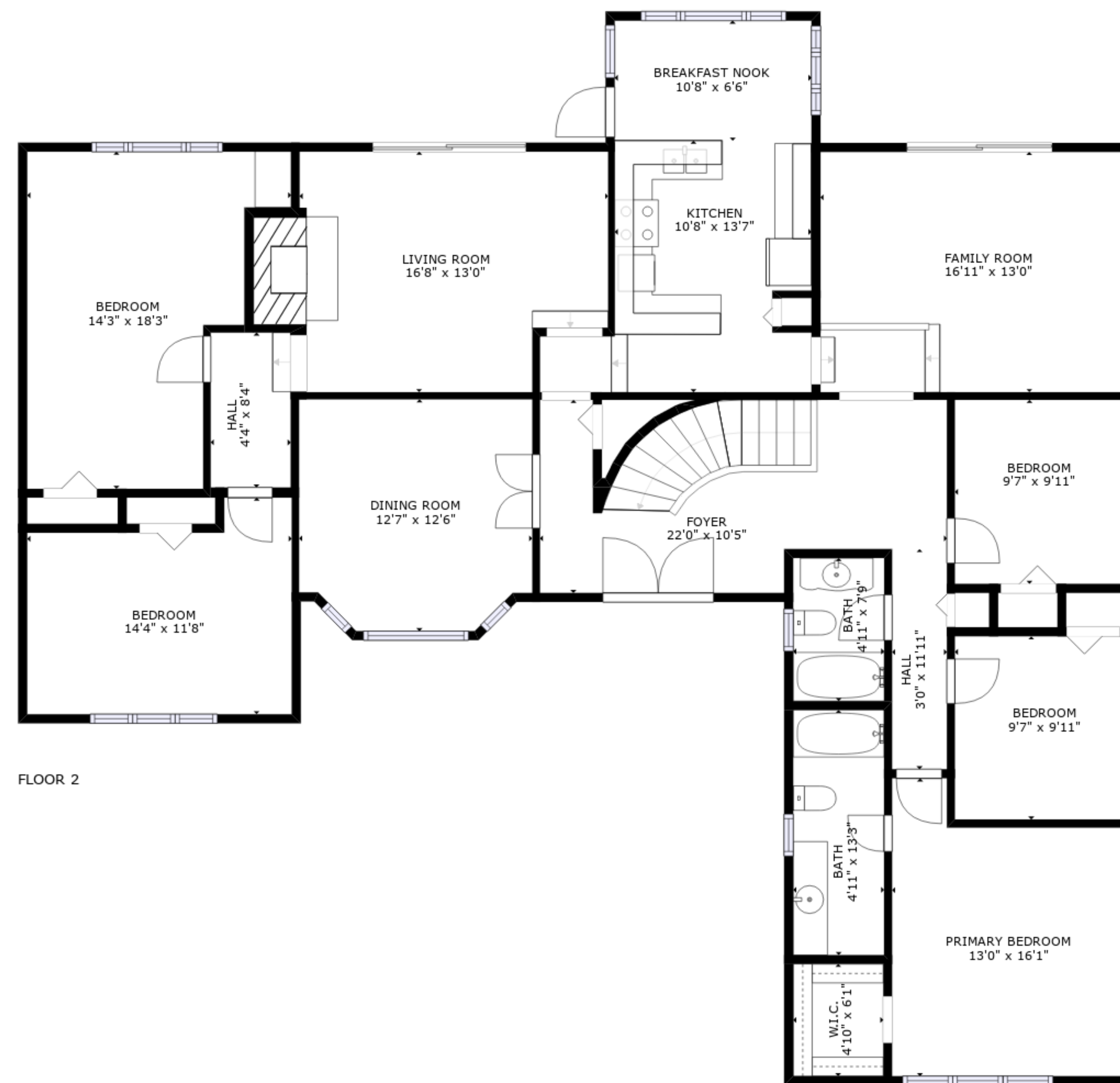
Amenities: **None**

Site Influences: **Private Yard, Recreation Nearby, Shopping Nearby**  
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Free Stand F/P or Wdstove, Vaulted Ceiling**

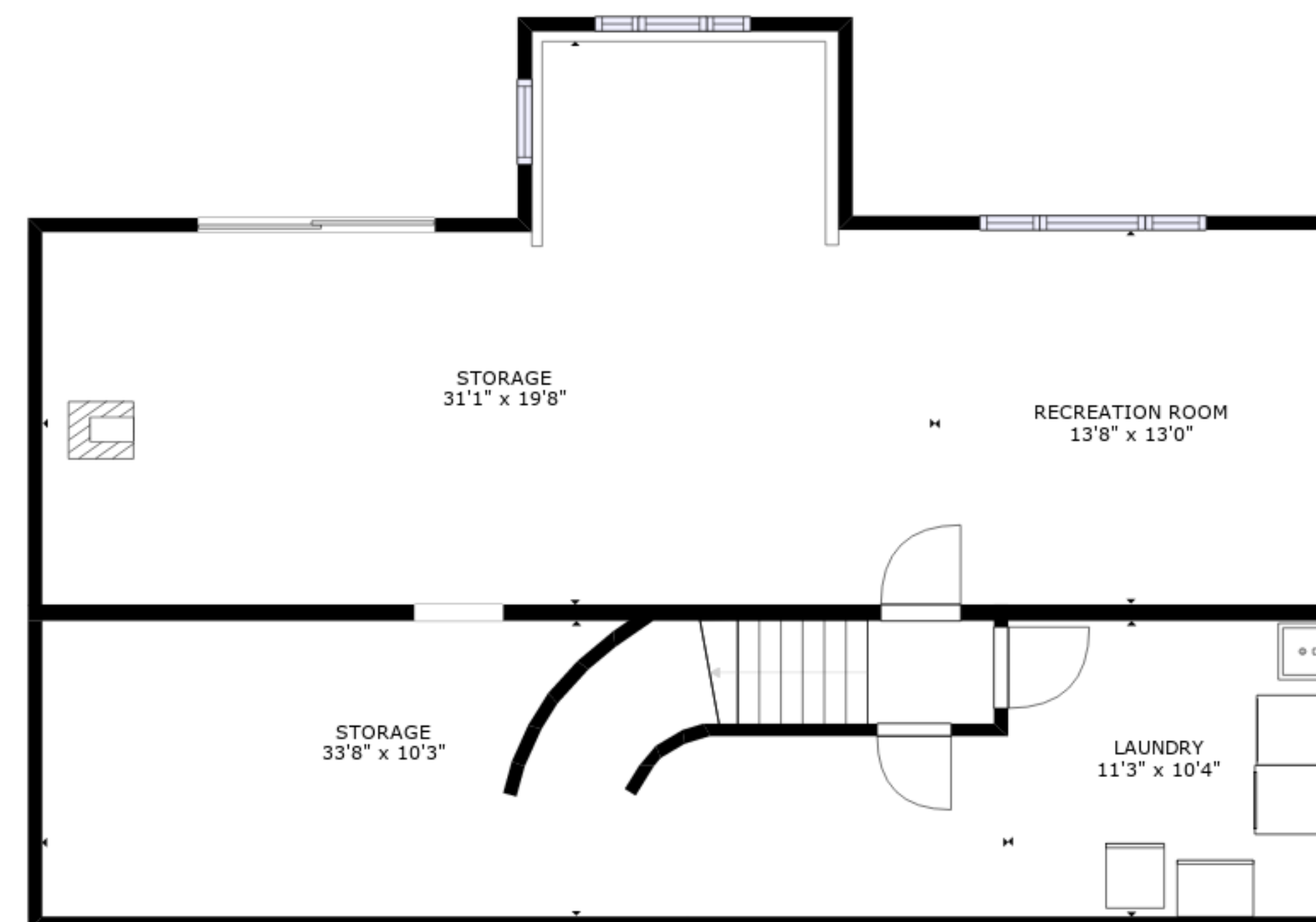
Finished Floor (Main):	2,091	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	0	Main	Foyer	22' x 10'5	Below	Flex Room	40' x 13'	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Family Room	16'11 x 13'	Below	Workshop	18' x 10'4	Main	4
Finished Floor (Below):	0	Main	Kitchen	10'8 x 13'7	Below	Utility	16' x 6'2	Main	4
Finished Floor (Basement):	0	Main	Eating Area	10'8 x 6'6			x		
Finished Floor (Total):	2,091sq. ft.	Main	Living Room	16'8 x 13'			x		
Unfinished Floor:	1,147	Main	Bedroom	14'3 x 18'3			x		
Grand Total:	3,238sq. ft.	Main	Bedroom	14'4 x 11'8			x		
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Dining Room	12'7 x 12'6			x		
Suite: <b>None</b>		Main	Master Bedroom	13' x 16'1			x		
Basement: <b>Full, Separate Entry, Unfinished</b>		Main	Walk-In Closet	4'10 x 6'1			x		
		Main	Bedroom	9'7 x 9'11			x		
		Main	Bedroom	9'7 x 9'11			x		
		Below	Laundry	11'3 x 10'4			x		
Crawl/Bsmt. Height: <b>3'</b>	# of Levels: <b>2</b>	Manuf Type:		Registered in MHR?:		PAD Rental:			
# of Kitchens: <b>1</b>	# of Rooms: <b>16</b>	MHR#:		CSA/BCE:		Maint. Fee:			
		ByLaw Restrictions:							

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

**More than meets the eye! This charming family home is located on one of the most sought-after streets in Garibaldi Highlands. The sprawling main floor is full of character and boasts 2188sf of living space with roughly 1200sf of unfinished space downstairs. There's plenty of room for a 1-2 bedroom mortgager helper while still having 5 bedrooms and 2 full bathrooms upstairs. Perfect for the growing family with a formal dining room, living room, family room, kitchen, eating area, sun decks and private yard. The views are incredible! Lots of off-street parking, flower beds, veggie plots, and mature landscaping, all within minutes of world class biking, hiking, parks and GHE School.**



FLOOR 2



FLOOR 1

GROSS INTERNAL AREA  
 FLOOR 1: 1147 sq. ft, FLOOR 2: 2091 sq. ft  
 TOTAL: 3238 sq. ft  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



