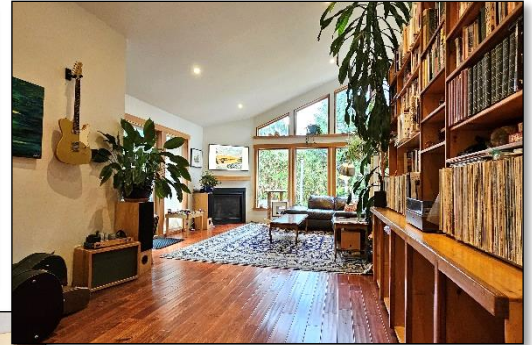


2168 SKYLINE DRIVE

\$1,379,000



**ALYSSA
WILSON**

Licensed Realtor®
with Royal LePage Black Tusk Realty

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and

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WILSON**

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www.mariannewilson.com

This modest one level home will “wow” you the moment you step through the front door. The living room addition (in 2017) is bright, spacious and offers floor to ceiling windows, 14’ high peaked ceilings, custom wood trim, hardwood floors, natural gas fireplace and patio doors out to the covered back deck and fenced yard. Notable features include fresh paint, new windows, doors & trim, new ensuite bathroom with oversized shower, hardwood & tile flooring, and custom entry nook. The flat driveway leads you into the tandem garage (40’+), with garage doors at both ends and upper loft storage. Plenty of parking and secure storage for your toys. Steps away from all the essentials you need; grocery, restaurants, schools, medical, pharmacy, transit and all the outdoor recreation Squamish has to offer.

SCAN THE QR CODE WITH YOUR MOBILE
DEVICE TO VIEW MORE INFORMATION, OR VISIT
www.alyssawilson.biz/2168-skyline



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:

Alyssa Wilson

Royal LePage Black Tusk Realty
Phone: 604-815-9351

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Active
R2868833
Board: V
House/Single Family

2168 SKYLINE DRIVE
Squamish
Garibaldi Highlands
V0N 1T0

Residential Detached
\$1,379,000 (LP)
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,379,000
Meas. Type: Feet	Bedrooms: 3	Approx. Year Built: 1969
Frontage(feet): 80.00	Bathrooms: 2	Age: 55
Frontage(metres): 24.38	Full Baths: 2	Zoning: RS-1
Depth / Size:	Half Baths: 0	Gross Taxes: \$4,307.22
Lot Area (sq.ft.): 8,144.00	Rear Yard Exp:	For Tax Year: 2023
Lot Area (acres): 0.19	P.I.D.: 009-331-557	Tax Inc. Utilities?: No
Flood Plain:	Tour:	
View: Yes: Mountain Views		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Electricity, Sanitary Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: Rancher/Bungalow	Total Parking: 5	Covered Parking: 1	Parking Access: Front
Construction: Frame - Wood	Parking: Garage; Single, Open, RV Parking Avail.		
Exterior: Fibre Cement Board, Wood	Driveway Finish: Concrete		
Foundation: Concrete Perimeter	Dist. to Public Transit: <1 blk	Dist. to School Bus: 1km	
Renovations: Addition	Title to Land: Freehold NonStrata	Land Lease Expiry Year:	
# of Fireplaces: 1	R.I. Fireplaces:		
Fireplace Fuel: Natural Gas	Reno. Year: 2017	Property Disc.: Yes	
Fuel/Heating: Natural Gas	Rain Screen:	Fixtures Leased: No	
Outdoor Area: Fenced Yard, Patio(s) & Deck(s)	Metered Water: No	Fixtures Rmvd: Yes :Shipping container, hot tub, pantry cabinet	
Type of Roof: Asphalt	R.I. Plumbing: No	Floor Finish: Hardwood	

Legal: **LOT 40, BLOCK I, PLAN VAP10640, SECTION 11, TOWNSHIP 50, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities: **None**

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

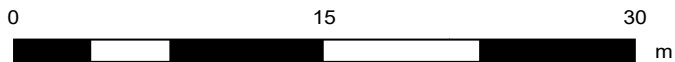
Finished Floor (Main):	1,496	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Foyer	9'9 x7'4			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Family Room	10'9 x8'9			x	Main 4
Finished Floor (Below):	0	Main	Kitchen	11'7 x10'			x	Main 3
Finished Floor (Basement):	0	Main	Dining Room	11'7 x9'			x	
Finished Floor (Total):	1,496sq. ft.	Main	Flex Room	11'2 x9'5			x	
Unfinished Floor:	0	Main	Living Room	14'2 x14'7			x	
Grand Total:	1,496sq. ft.	Main	Primary Bedroom	14' x12'11			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Bedroom	9'7 x9'7			x	
		Main	Bedroom	12'6 x9'10			x	
		Main	Walk-In Closet	5'6 x5'			x	
							x	
Suite: None							x	
Basement: Crawl							x	
Crawl/Bsmt. Height:	# of Levels: 1	Manuf Type:		Registered in MHR?:		PAD Rental:		
# of Kitchens: 1	# of Rooms: 10	MHR#:		CSA/BCE:		Maint. Fee:		
		ByLaw Restrictions:						

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

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Esri Canada



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Legend

Properties

Parcels

 SUBDIVISION

District Boundary



Notes

Created by:

SITE PLAN

SCALE: 1/8" = 1'

CIVIC ADDRESS: 2168 SKYLINE DRIVE, SQUAMISH, BC

LEGAL: LOT 40, BLOCK 1, SEC. II, TP. 50, PLAN 10640
P.I.D. 009-331-567

ZONING: R6-1

SITE AREA: 8141 SQ FT
F&R PERMITTED: 50% OR 4070.5 SQ FT
F&R PROPOSED: 19% (1532 SQ FT)

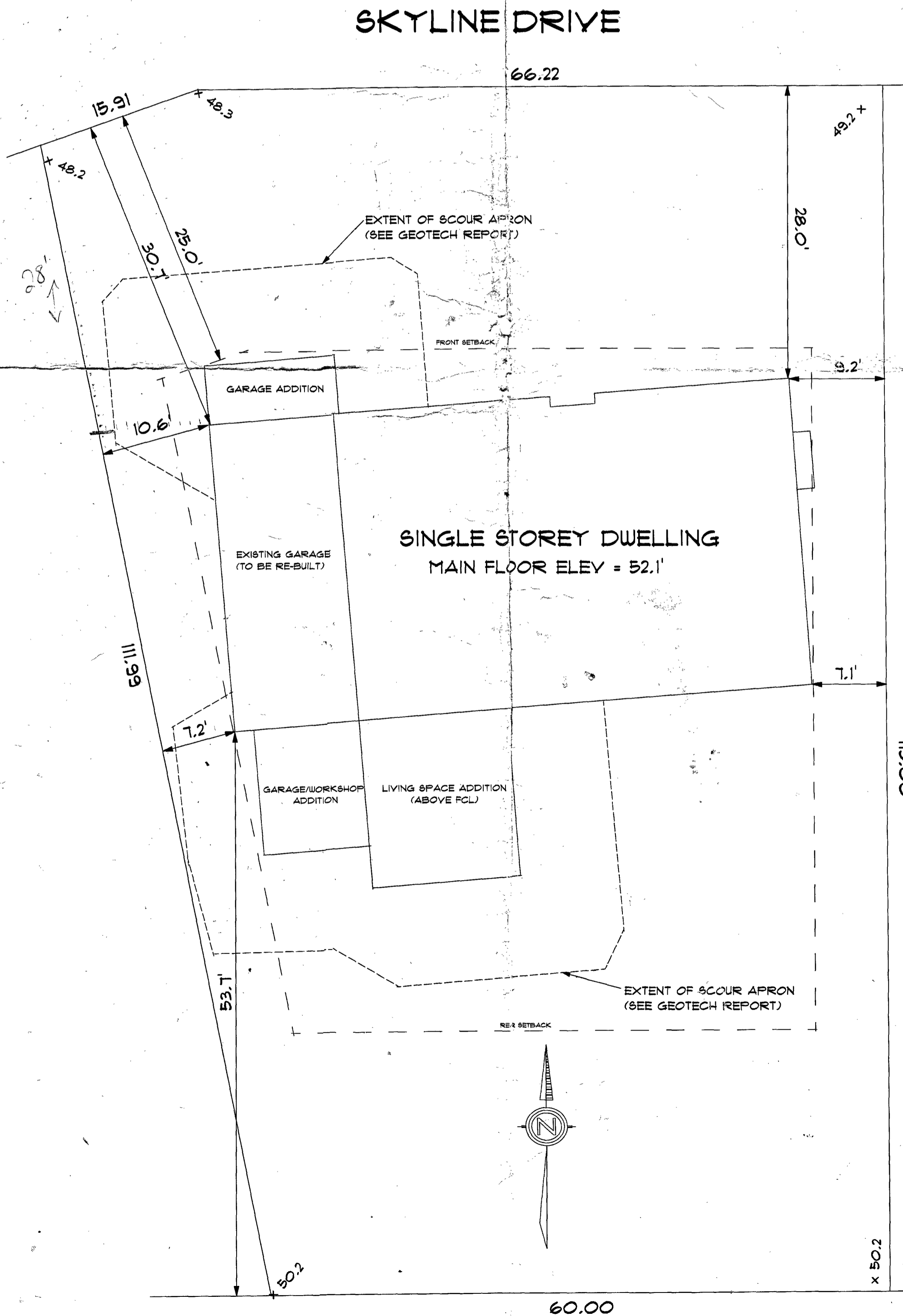
SITE COVERAGE PERMITTED: 33% OR 2686.5 SQ FT
SITE COVERAGE PROPOSED: 29% (2084 SQ FT)

BUILDING HEIGHT PERMITTED: 23.5'
BUILDING HEIGHT PROPOSED: 14.1'

FLOOR AREA CALCULATIONS:
EXISTING GROUND FLOOR: 1236 SQ FT
ADDITION TO GROUND FLOOR: 234 SQ FT
EXISTING GARAGE (RE-BUILT): 351 SQ FT
GARAGE/WORKSHOP ADDITION: 196 SQ FT

TOTAL NET FLOOR AREA: 1532 SQ FT

FLOOD CONSTRUCTION LEVEL = 16.1 M (52.82' OR 9" ABOVE HEIGHT OF EXISTING GROUND FLOOR)
SEE REPORT BY CORDILLERAN GEOSCIENCE, DATED FEB. 25/15
AND SURVEY BY BUNBURY & ASSOC, DATED FEB. 16/15

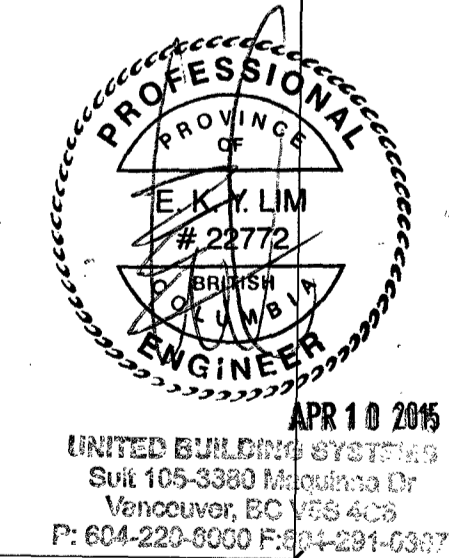
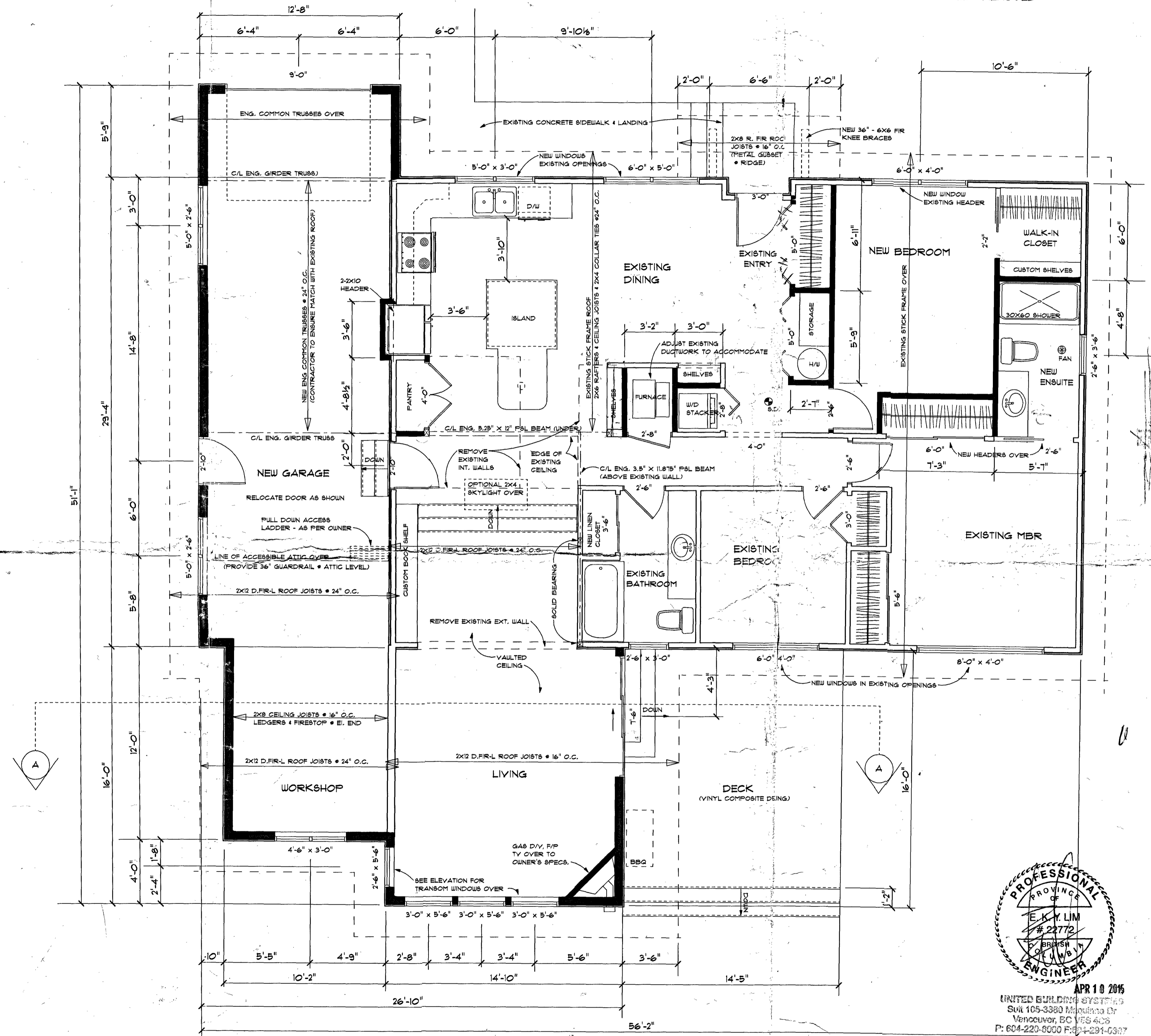


GROUND FLOOR PLAN

SCALE: 1/4" = 1'

EXISTING HOME = 1236 SQ FT
ADDITION TO LIVING AREA = 234 SQ FT
EXISTING GARAGE (RE-BUILT) = 351 SQ FT
GARAGE/WORKSHOP ADDITION = 196 SQ FT

- EXISTING INT. 2X4 WALL
- NEW INT. 2X4 WALL
- NEW EXT. 2X6 WALL
- EXISTING INT. 2X4 WALL - REMOVED



The subject structure has been designed according to:
Good engineering practice provided in the CBC 2009
"Engineering Guide for Wood Frame Construction" and Part 9
of the BCBC 2012.

Squamish, BC Loadings:
S=3.2Kpa = 66.8 PSF
W=0.7Kpa = 14.6 PSF
RFL=85% of S=3.1 paf (above 3/12 roof)
RFL=80% of S=3.4 paf (on roof less than 3/12)
RF-DL=0 paf
FL=LL=0 paf; FL-DL = 15 paf
Hourly Wind Pressure 1/50: 0.5Kpa/0.4 paf
Seismic Data: S=0.2/0.12 S=0.5/0.52 S=1.0/0.3
S=2.0/0.16 PGA=0.33

Minimum Specified 28 Day Compressive Strength of Concrete:
Foundation/Walls/Interior Floors = 20 Mpa
Exterior/Garage Floors = 32 Mpa

Jim Harvey DESIGN

Project: **SHEMCO-SHANNY RESIDENCE**
ADDITION & RENOVATION
2168 SKYLINE DRIVE

Deg. Title: **SITE PLAN, GROUND FLOOR PLAN**
CURT SET

Date: April 03, 2015

Drawn By: **J HARVEY**

Scale: **AS NOTED**

Sheet No. **SHEET ONE OF THREE**

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e-mail: jimharveydesign@telus.net
WWW.JIMHARVEYDESIGN.CA

x 50.2 X2 + 2 X 84