



Presented by:  
**Alyssa Wilson**

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

alyssa@blacktuskrealty.com



**Active**  
**R2871043**  
Board: V  
House with Acreage

**3070 MIDNIGHT WAY**  
Squamish  
Paradise Valley  
V0N 1H0

Residential Detached  
**\$1,849,000** (LP)  
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$1,849,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>3</b>	Approx. Year Built: <b>1963</b>
Frontage(feet):	Bathrooms: <b>2</b>	Age: <b>61</b>
Frontage(metres):	Full Baths: <b>2</b>	Zoning: <b>RL-2</b>
Depth / Size:	Half Baths: <b>0</b>	Gross Taxes: <b>\$5,537.39</b>
Lot Area (sq.ft.): <b>0.00</b>	Rear Yard Exp: <b>West</b>	For Tax Year: <b>2023</b>
Lot Area (acres): <b>1.14</b>	P.I.D.: <b>009-267-883</b>	Tax Inc. Utilities?: <b>No</b>
Flood Plain:		Tour:
View: :		
Complex/Subdiv: <b>Midnight Way</b>		
First Nation Reserve:		
Services Connected: <b>Electricity, Septic, Water</b>		
Sewer Type: <b>Septic</b>	Water Supply: <b>Sandpoint</b>	

Style of Home: <b>1 1/2 Storey</b>	Total Parking: <b>20</b>	Covered Parking: <b>4</b>	Parking Access: <b>Front</b>
Construction: <b>Frame - Wood</b>	Parking: <b>Garage; Triple, Open, RV Parking Avail.</b>		
Exterior: <b>Stone, Wood</b>	Driveway Finish: <b>Gravel</b>		
Foundation: <b>Concrete Perimeter, Other</b>	Dist. to Public Transit:	Dist. to School Bus:	
	Title to Land: <b>Freehold NonStrata</b>	Land Lease Expiry Year:	
Renovations: <b>Addition</b>	Reno. Year: <b>2006</b>	Property Disc.: <b>Yes</b>	
# of Fireplaces: <b>1</b>	R.I. Fireplaces: <b>0</b>	Fixtures Leased: <b>No</b>	
Fireplace Fuel: <b>Wood</b>	Rain Screen:	Fixtures Rmvd: <b>Yes :Some items in shop/garage</b>	
Fuel/Heating: <b>Electric, Hot Water, Radiant</b>	Metered Water:		
Outdoor Area: <b>Patio(s)</b>	R.I. Plumbing: <b>Yes</b>		
Type of Roof: <b>Metal</b>	Floor Finish: <b>Hardwood, Laminate, Tile, Carpet</b>		

Legal: **LOT 19, PLAN VAP10889, DISTRICT LOT 1248, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities: **None**

Site Influences: **Private Setting, Private Yard, Rural Setting, Treed**

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Free Stand F/P or Wdstove, Garage Door Opener, Vaulted Ceiling, Windows - Thermo**

Finished Floor (Main):	1,014	Floor Type	Dimensions	Floor Type	Dimensions	Bathrooms
Finished Floor (Above):	300	Main Living Room	11' x 11'	Main Foyer	5' x 6'	Floor #Pcs
Finished Floor (AbvMain2):	0	Main Kitchen	14' x 10'			Main 4
Finished Floor (Below):	0	Main Dining Room	7'6 x 15'3			Main 4
Finished Floor (Basement):	0	Main Family Room	10' x 13'			
Finished Floor (Total):	1,314sq. ft.	Main Bedroom	9'4 x 19'6			
Unfinished Floor:	0	Main Laundry	7' x 7'4			
Grand Total:	1,314sq. ft.	Above Loft	11'4 x 9'4			
Flr Area (Det'd 2nd Res):	sq. ft.	Above Bedroom	11' x 9'			
		Main Living Room	19' x 18'			
		Main Kitchen	13'4 x 9'8			
		Main Dining Room	8' x 12'			
		Main Bedroom	10'6 x 17'			
		Main Laundry	5' x 9'			

Crawl/Bsmt. Height:	# of Levels: <b>2</b>	Manuf Type:	Registered in MHR?:	PAD Rental:
# of Kitchens: <b>2</b>	# of Rooms: <b>14</b>	MHR#:	CSA/BCE:	Maint. Fee:
		ByLaw Restrictions:		

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

**Welcome to 3070 Midnight Way, the ultimate in rural living offering a multitude of uses. The old-timer cabin, built in 1963 with a timber frame addition (2006), provides a charming temporary home while planning your dream residence. The modern, 30'x37' shop/garage (2018) features 4-zone, in-floor, hot water radiant heat, 200 amp service, 8'6 to 14'6" peaked ceiling, 2 bay floors (8'&12'), rough-in for bathroom. Attached to the shop is a stunning 750sf "office" w/ kitchen, laundry, 4 pc bathroom, bedroom, living & dining room, 3 zone in-floor radiant heat & vaulted ceilings. Well, septic & electrical systems are built to provide full service to the shop/office & a new detached residence. 1.14 acres of cleared, forested & fenced land ready for you.**