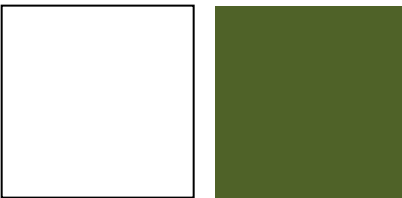
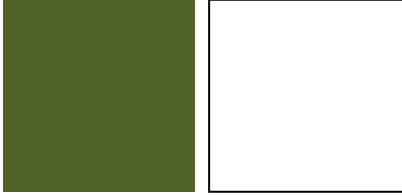


1011 TOBERMORY WAY

\$1,895,000



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SQUAMISH

BLACK TUSK REALTY



An exceptional home, extensively updated in 2012 and 2021, showcases views of Mt. Habrich, Alpha & Brohm Ridge. The open plan main floor allows for seamless living featuring a custom kitchen, island with Brazilian quartzite & waterfall detailing, new appliances, bathrooms with heated tile floors and LED lighting throughout. The main floor bedrooms + 3-piece ensuite opens to a private outdoor patio. There are 4 bedrooms up (or 3 bedrooms + family room). The 486sf double garage and driveway provides plenty of room for storage and off-street parking. Over 1100sf of outdoor patios, sundecks & balconies plus a fully fenced yard to enjoy year round. Custom cedar sauna, copper shower and natural gas fire pit create the perfect West Coast outdoor spa feeling. New Rainbird irrigation system & extensive landscaping installed in 2022.

SCAN THE QR CODE WITH YOUR MOBILE DEVICE
TO VIEW MORE INFORMATION, OR VISIT
www.alyssawilson.biz/1011-tobermory



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
R2845994
Board: V
House/Single Family

1011 TOBERMORY WAY

Squamish
Garibaldi Highlands
V0N 1T0

Residential Detached

\$1,895,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,895,000
Meas. Type: Feet	Bedrooms: 6	Approx. Year Built: 1998
Frontage(feet): 60.00	Bathrooms: 3	Age: 26
Frontage(metres): 18.29	Full Baths: 3	Zoning: RS1
Depth / Size: 125	Half Baths: 0	Gross Taxes: \$5,314.62
Lot Area (sq.ft.): 7,500.00	Rear Yard Exp: West	For Tax Year: 2023
Lot Area (acres): 0.17	P.I.D.: 004-444-990	Tax Inc. Utilities?: No
Flood Plain: Yes	Tour:	
View: Yes: Mt. Habrich, Alpha		
Complex/Subdiv:		
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	Total Parking: 6	Covered Parking: 2	Parking Access: Front
Construction: Frame - Wood	Parking: Garage; Double, Open, RV Parking Avail.		
Exterior: Mixed	Driveway Finish: Asphalt		
Foundation: Concrete Perimeter	Dist. to Public Transit: 3 blks		Dist. to School Bus: 6 blks
Renovations: Completely	Reno. Year: 2021	Title to Land: Freehold NonStrata	
# of Fireplaces: 1	R.I. Fireplaces: 0	Property Disc.: Yes	
Fireplace Fuel: Natural Gas	Rain Screen:	Fixtures Leased: No	
Fuel/Heating: Baseboard, Electric, Natural Gas	Metered Water:	Fixtures Rmvd: :	
Outdoor Area: Balcny(s) Patio(s) Dck(s), Fenced Yard	R.I. Plumbing: No	Floor Finish: Hardwood, Tile	
Type of Roof: Asphalt			

Legal: **LOT 379, BLOCK R, PLAN VAP19005, DISTRICT LOT 512, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities: **None**

Site Influences: **Cul-de-Sac, Golf Course Nearby, Paved Road, Private Yard, Recreation Nearby**

Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main):	1,398	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,335	Main	Living Room	12'5 x 18'6			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	16'10 x 10'3			x	Main 3
Finished Floor (Below):	0	Main	Kitchen	9'8 x 17'1			x	Above 4
Finished Floor (Basement):	0	Main	Family Room	17' x 17'5			x	Above 3
Finished Floor (Total):	2,733sq. ft.	Main	Bedroom	10'5 x 14'			x	
Unfinished Floor:	0	Main	Bedroom	6'8 x 5'2			x	
Grand Total:	2,733sq. ft.	Main	Foyer	7'9 x 7'8			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Primary Bedroom	11' x 13'9			x	
Suite: None		Above	Walk-In Closet	6'7 x 5'8			x	
Basement: Crawl		Above	Nook	7' x 7'2			x	
		Above	Bedroom	15'3 x 12'1			x	
		Above	Bedroom	10' x 17'1			x	
		Above	Bedroom	18'1 x 17'1			x	

Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:
# of Kitchens: 1	# of Rooms: 13	MHR#:	CSA/BCE:	Maint. Fee:
		ByLaw Restrictions:		

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

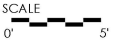
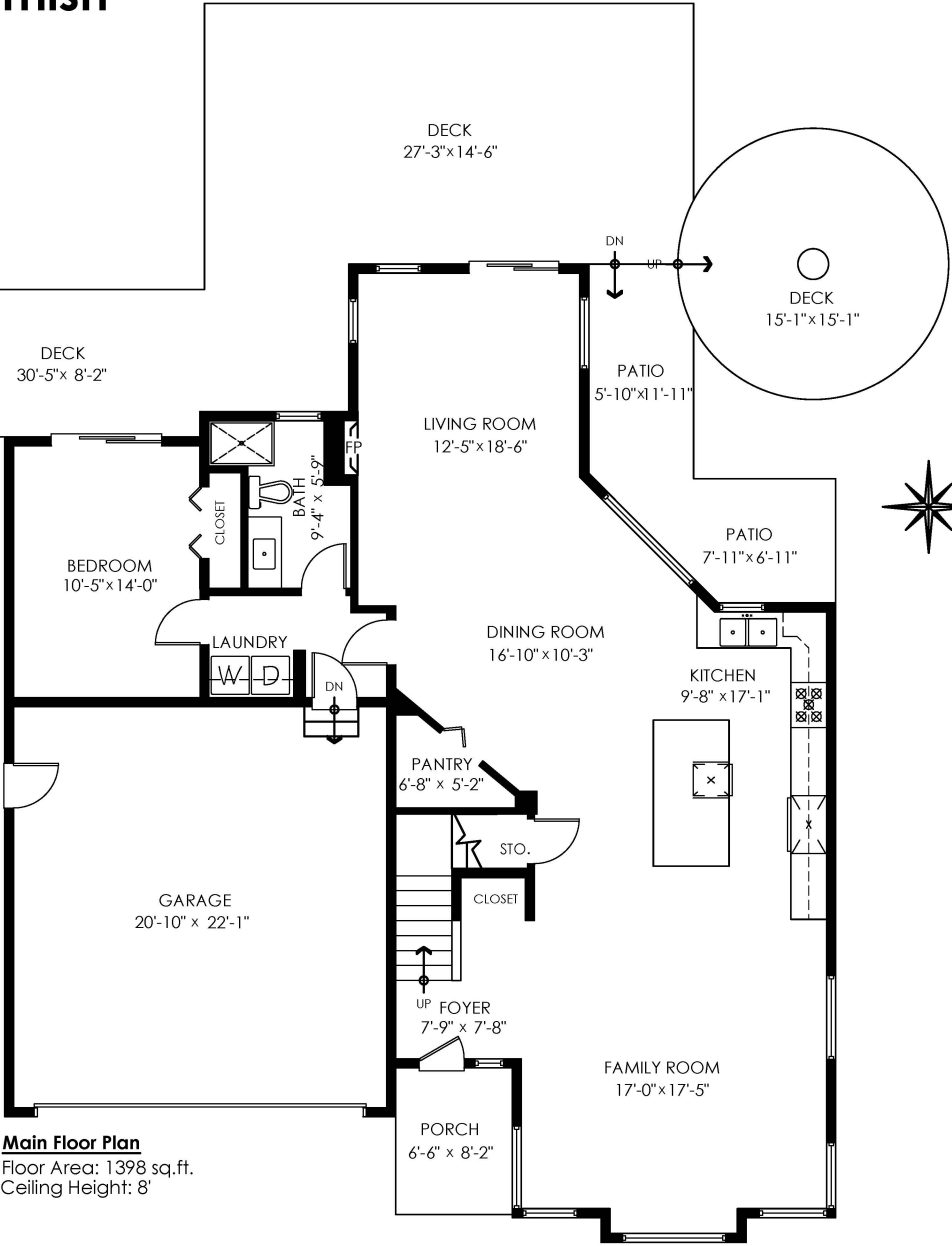
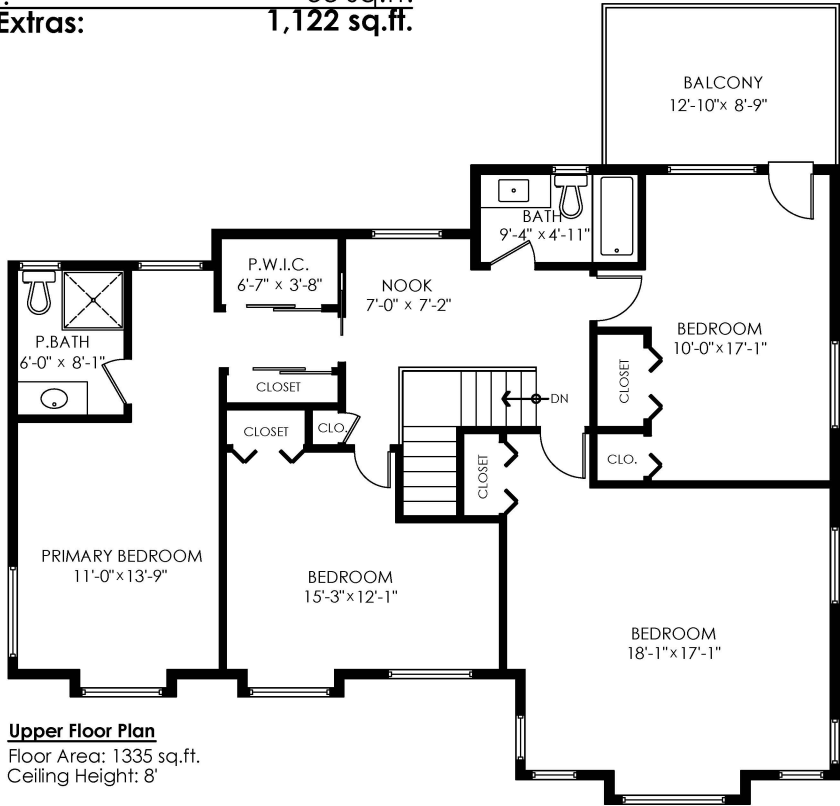
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1011 Tobermory Way Squamish

Main Floor: 1,398 sq.ft.
 Upper Floor: 1,335 sq.ft.
Total Livable: 2,733 sq.ft.

Garage: 486 sq.ft.
Grand Total: 3,219 sq.ft.

Patio: 137 sq.ft.
 Decks: 820 sq.ft.
 Balcony: 112 sq.ft.
 Porch: 53 sq.ft.
Total Extras: 1,122 sq.ft.



E&O Insured. Total square foot calculated to gross unit area. SQFT based on interior measurements to exterior walls, not taken from original blueprints, may include unfinished area. This is for marketing purposes only and is not intended for architectural/construction use. All details, sizes & placements should be considered approximate within +/- 2% tolerance.

info@pixlworks.com www.pixlworks.com 604.329.5788



MEASURED ON: (2023-06-15)