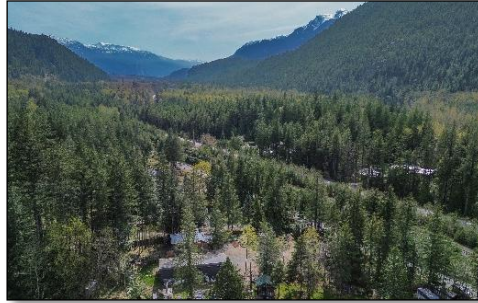


3070 MIDNIGHT WAY

\$1,698,000



ALYSSA WILSON

The Wilson Group Squamish
with Black Tusk Realty

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and

MARIANNE WILSON

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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'x12'), rough-in for bathroom. Attached to the shop is a stunning "office" with kitchen, laundry, 4 pc bathroom, bedroom, living & dining room, 3 zone in-floor radiant heat and vaulted ceilings. Well, septic and electrical systems are built to provide full service to the shop/office and a new detached residence. 1.14 acres of cleared, forested and fenced land ready for you.

SCAN THE QR CODE WITH YOUR MOBILE DEVICE TO
VIEW MORE INFORMATION, OR VISIT
www.alyssawilson.biz/3070-midnight-way



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.



3070 Midnight Way

Notable Features

PROPERTY

Neighbourhood - Paradise Valley

- Legal - LOT 19, PLAN VAPI0889, DISTRICT LOT 1248, GROUP I, NEW WESTMINSTER LAND DISTRICT
- PID - 009-267-883
- 1.14 ACRES = 0.462 ha
- Dimensions, parallelogram shape – Front (west)= 122', north side= 430', rear (east)= 122', south side= 446'
- Municipal services – garbage, recycling, organic pickup on Tuesdays
- Serviced by School District 48 school buses for Howe Sound Secondary, Don Ross Secondary, Brackendale Elementary
- DOS Fire and Ambulance

Zoning – RL- 2 Rural Residential (see DOS bylaw sections)

Permitted Uses –

- Agriculture
- Single unit dwelling (excluding mobile home)
- Two-unit dwelling
- Child Care
- Home occupation
- Horse Stable
- Kennel
- Pet Daycare
- Short-term rental accommodations

Accessory Uses –

- Accessory Residential
- Accessory Small-Scale Manufacturing
- Accessory Retail

BUILDINGS

House

- Old-timer cabin built in 1963, approximately 788sf
- Timber frame addition added in 2006, approximately 312sf
- Total area of the house is approximately 1100sf, with 3 bedrooms, 1 full bathroom.
- Regency Wood Stove, 2005 with 2022 WETT from Joe's Fireplace
- Appliances – Inglis washing machine, LD front load washing machine, older model 2 door fridge, smooth top, electric stove
- Separate hydro meter, 100amp service in bedroom and one in back bedroom of Timber Frame addition
- 'Giant' hot water tank, Dec. 12, 2008
- Interior and foundation improvements, 2025 (\$120,000+)
- Metal Roof, wood siding
- The home is being sold "as is, where is". It is the responsibility of the Buyer to conduct their due diligence to determine its condition, use and conformity to municipal bylaws and regulations.
- Rented for \$3000/mo, June 2026 to December 31, 2026, month to month tenancy

Shop/Garage

- Occupancy permit from DOS in 2018 for an Accessory building with an office (if the office is used as a suite, it is considered unauthorized)
- Shop = 1178sf, 31' x 38' on concrete slab
- 4-zone in-floor hot water radiant heating
- 200-amp electrical service
- Super-Hot hot water tank – 2017
- Mini-Star electric boiler
- New, under counter fridge
- Extra insulation throughout

- Peaked ceiling height between 8'6" to 14'6"
- 2 bay doors, 8' and 12' with LiftMaster openers
- Rough in for bathroom
- HRV located in the attic storage above adjoining office
- Metal roof

Office

- Offices = 868sf, 31' x 28' on slab
- Covered Veranda – 13'1 x 5'0
- Tile entry – 5'7 x 5'2
- Kitchen – 8' x 13'4 with island
- Dining area and large multipurpose meeting room – 18'7 x 18'9
- Private office – 17'5 x 10'7
- Laundry – 5'3 x 9'3, with LG front load washer and dryer
- Full 4-piece bath with tub/shower, sink and toilet – 9'3 x 5'0
- 3-zone in-floor radiant heat
- Hot water on demand
- Metal roof

Shop/Garage and Office – total 2046 sf.

Well Pump House

- Heated well pump house, located at front of property
- Well pump replaced in 2024
- Metal Roof

Electrical House

- 200amp with 100amp going to the cabin
- Metal Roof

Chicken Coop (or storage shed)

RV on Pad

- Privately owned RV, pad rented for \$750/mo., on a month-to-month basis
- Dedicate hydro meter for the RV, 100amp service
- New septic holding tank, 2025, pumped at the tenant's expense

SEPTIC FIELD

- Located behind the shop office, by the chicken coop, along the north property line
- 1100-gal septic tank
- Capacity for 2 dwelling units
- Pumped in 2020

EXTRAS

- 11 kw Generac generator
- Propane tank – AC Petroleum, 1-888-894-6220

MARIANNE WILSON PREC* & **ALYSSA WILSON**

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The Wilson Group Squamish - Black Tusk Realty

— SQUAMISH —

BLACK TUSK REALTY





Presented by:
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Active
R3166067
Board: V
House with Acreage

3070 MIDNIGHT WAY
Squamish
Paradise Valley
V0N 1T0

Residential Detached
\$1,698,000 (LP)
(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$1,698,000**
Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **2018**
Frontage(feet): **122.00** Bathrooms: **2** Age: **8**
Frontage(metres): **37.19** Full Baths: **2** Zoning: **RL2**
Depth / Size: **438.00** Half Baths: **0** Gross Taxes: **\$6,822.08**
Lot Area (sq.ft.): **0.00** Rear Yard Exp: **East** For Tax Year: **2025**
Lot Area (acres): **1.14** P.I.D.: **009-267-883** Tax Inc. Utilities?: **No**
Flood Plain: Tour:
View: :
Complex/Subdiv: **Paradise Valley - Midnight Way**
First Nation Reserve:
Services Connected: **Electricity, Septic**
Sewer Type: **Septic** Water Supply: **Sandpoint**

Style of Home: 1 1/2 Storey	Total Parking: 10	Covered Parking: 4	Parking Access: Front
Construction: Frame - Wood	Parking: Garage; Double, Open, RV Parking Avail.		
Exterior: Stone, Wood	Driveway Finish: Gravel		
Foundation: Concrete Slab	Dist. to Public Transit:	Dist. to School Bus:	
	Title to Land: Freehold NonStrata	Land Lease Expiry Year:	
Renovations: Addition	Property Disc.: Yes		
# of Fireplaces: 1 R.I. Fireplaces: 0	Fixtures Leased: No		
Fireplace Fuel: Wood			
Fuel/Heating: Electric, Hot Water, Radiant	Fixtures Rmvd: Yes :Fridge and some items in the shop		
Outdoor Area: Patio(s)			
Type of Roof: Metal	Floor Finish: Concrete, Hardwood, Tile, Carpet		

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

Amenities: **None**

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

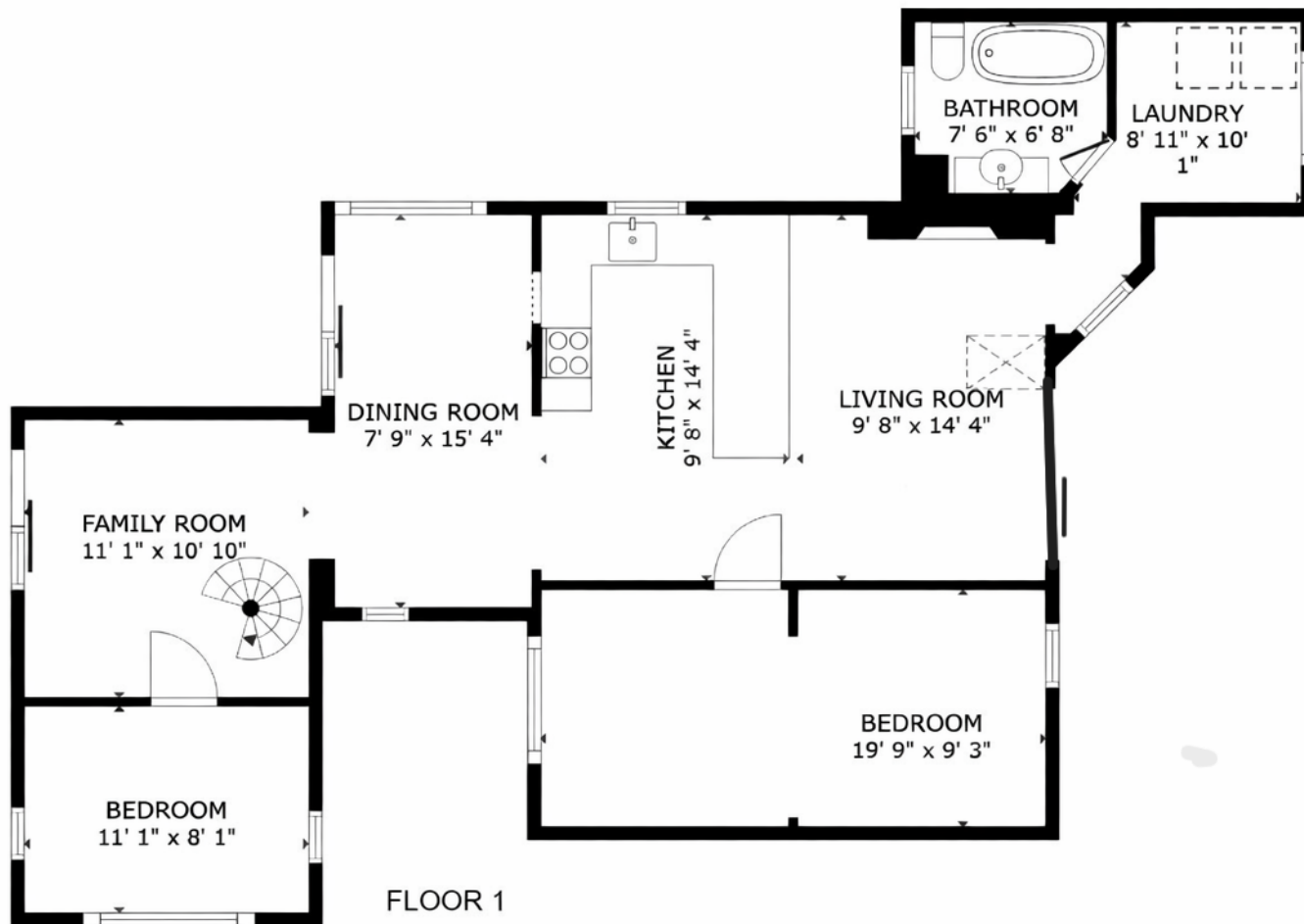
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Free Stand F/P or Wdstove, Garage Door Opener, Heat Recov. Vent., Storage Shed, Vaulted Ceiling**

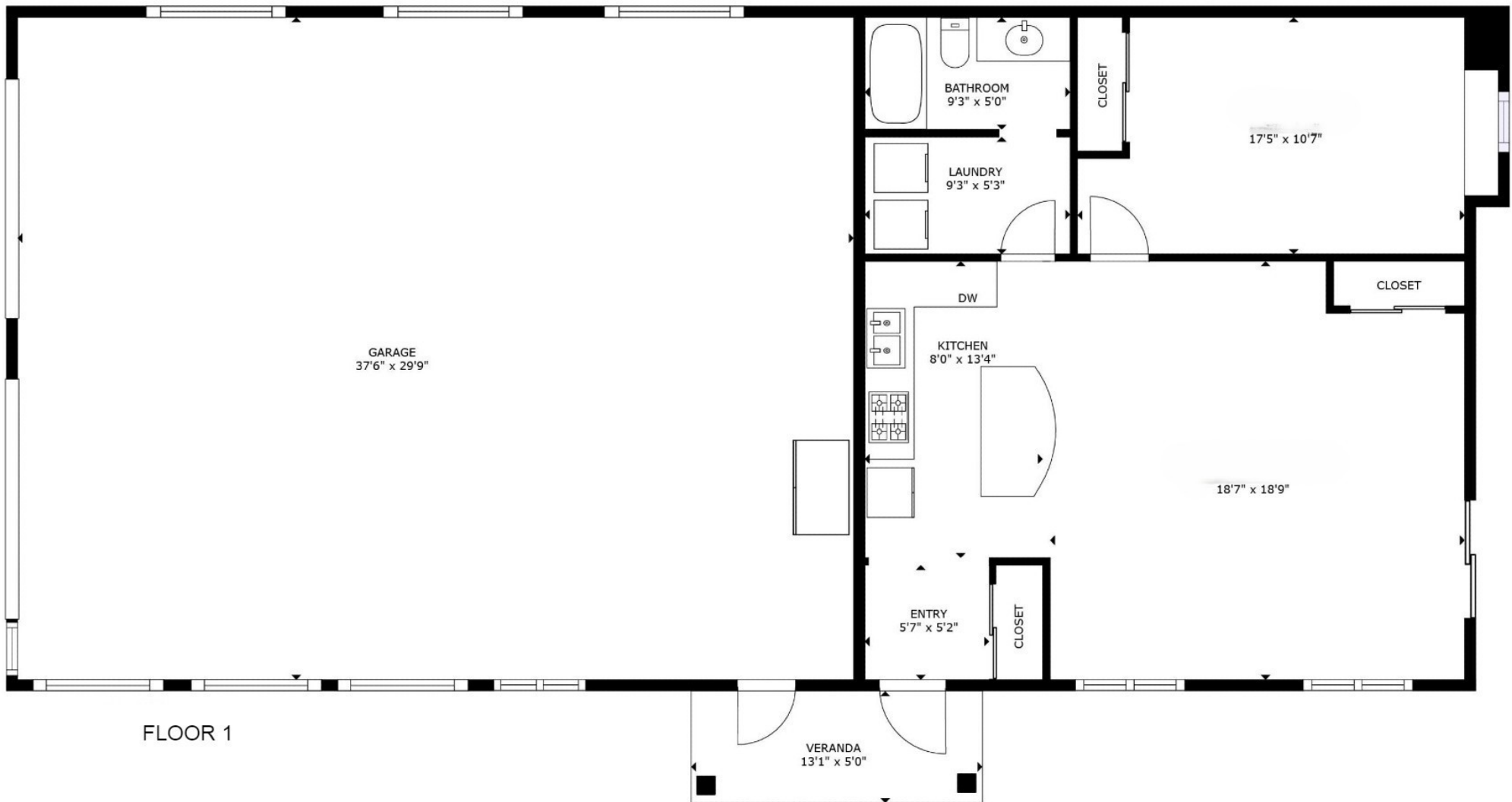
Finished Floor (Main):	2,046	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	0	Main	Living Room	9'8 x14'4	Main	Laundry	9'3 x 5'3	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	9'8 x14'4	Main	Foyer	5'7 x 5'2	Main	4
Finished Floor (Below):	0	Main	Dining Room	7'9 x15'4			x	Main	4
Finished Floor (Basement):	0	Main	Bedroom	19'9 x9'3			x		
Finished Floor (Total):	2,046sq. ft.	Main	Family Room	11'1 x10'10			x		
Unfinished Floor:	0	Main	Bedroom	11'1 x8'1			x		
Grand Total:	2,046sq. ft.	Main	Laundry	8'11 x10'1			x		
Flr Area (Det'd 2nd Res):	1,314sq. ft.	Above	Loft	11'1 x10'10			x		
Suite: None		Above	Bedroom	11'1 x8'1			x		
Basement: Crawl		Main	Workshop	37'6 x29'9			x		
		Main	Kitchen	8' x13'3			x		
		Main	Office	18'7 x18'9			x		
		Main	Office	17'5 x10'7			x		
Crawl/Bsmt. Height:	# of Levels: 1	Manuf Type:		Registered in MHR?:		PAD Rental:			
# of Kitchens: 2	# of Rooms: 15	MHR#:		CSA/BCE:		Maint. Fee:			
ByLaw Restrictions:									

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

Black Tusk Realty

Welcome to 3070 Midnight Way, an exceptional rural property offering outstanding versatility & opportunity. The original cabin, constructed in 1963 and complemented by a timber-frame addition, provides comfortable interim accommodation while you design and build your future home. The impressive 30' x 37' shop/garage is thoughtfully appointed with four-zone in-floor hot water radiant heating, 200-amp electrical service, soaring 8'6" to 14'6" peaked ceilings, two bay doors (8' and 12'), & a bathroom rough-in. Attached is a beautifully finished 750 sq. ft. manager's office featuring a kitchen, meeting room, private office, laundry, four-piece bath, three-zone in-floor radiant heat, and vaulted ceilings. The well, septic, and electrical infrastructure are designed to fully service the shop.



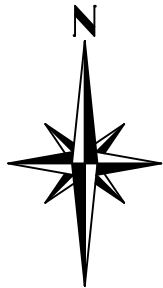


BC LAND SURVEYOR’S LOCATION CERTIFICATE ON FORMS FOR FOUNDATION WALLS ON

LOT 19 DISTRICT LOT 1248 NWD PLAN 10889.
3070 Midnight Way, Paradise Valley, District of Squamish, BC
(PID 009–267–883)



Scale of 1:250.
All distances are horizontal ground–level distances in metres and decimals thereof, unless otherwise noted.
Elevations are on CVD28 geodetic datum and relate to GCM #841387
Elevation used = 67.198m



Property line dimensions are derived from Field Survey (see EPP43914)
This document was prepared for mortgage and municipal/regional district purposes and is for the exclusive use of our client, Blue Whale Construction.
This document shows the relative location of the surveyed structures and features with respect to the boundaries of the parcel described above. This document shall not be used to define property lines or property corners.

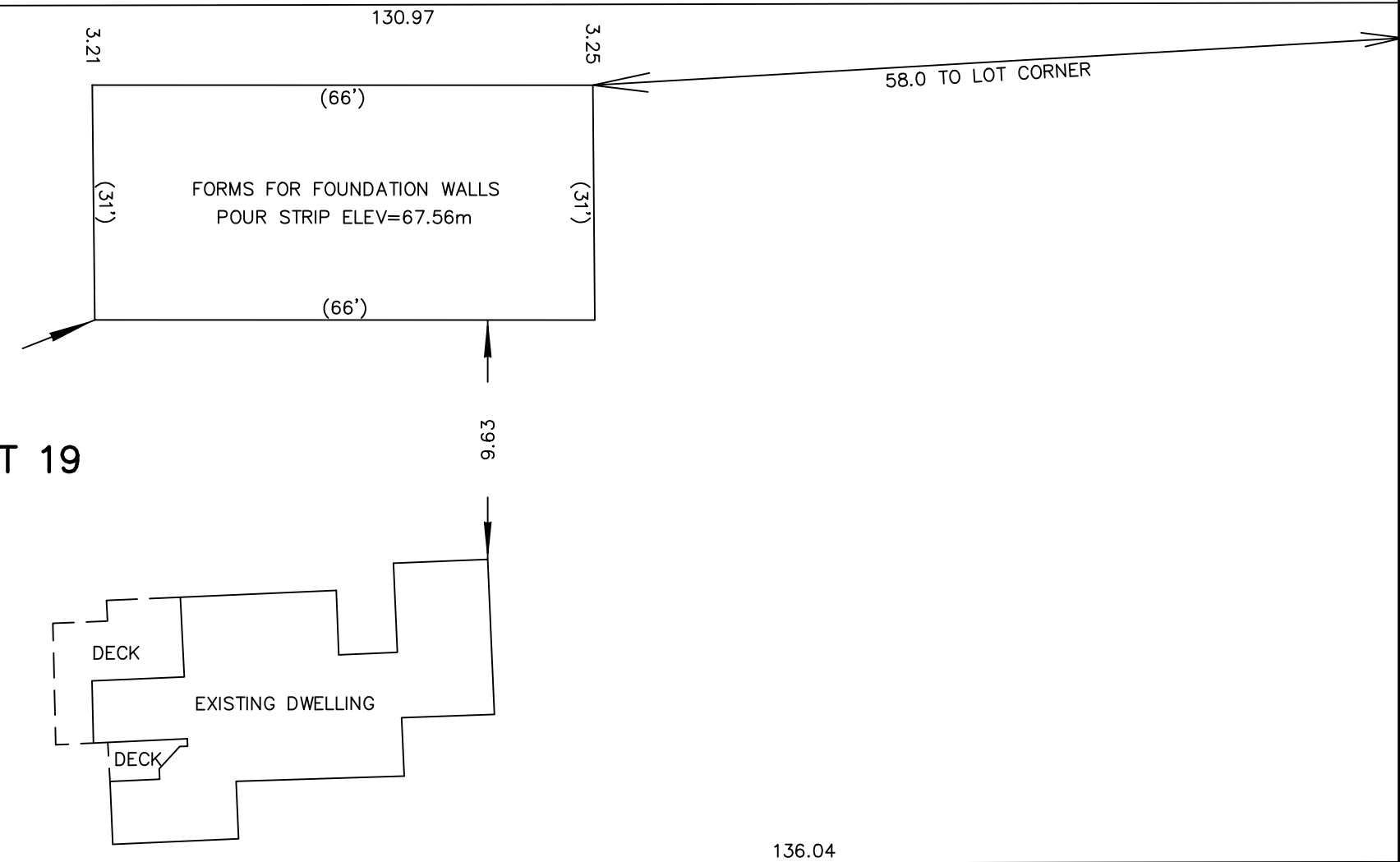
The subject property is affected by the following non–financial charges and interests which may affect the positioning of structures on the property:
[UNDERSURFACE RIGHTS 421345M](#)
[COVENANT BW392719](#)

BUNBURY & ASSOCIATES
LAND SURVEYING LTD.
SQUAMISH 604–892–3090 WHISTLER 604–932–3770
File No. 2017–150–M3.dwg
FB 2114 Pg 37–40

ROAD

LOT 19

LOT 18



The signatory accepts no responsibility or liability for any damages that may be suffered by a third party as a result of any decisions made, or actions taken based on this document.

Certified Correct this
16th day of August, 2017.
Martin R. Jones, BCLS #762

(Not valid unless originally signed & sealed)
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