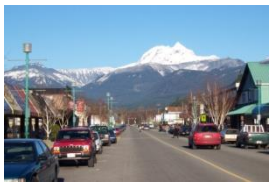

7 - 38397 BUCKLEY AVENUE
$899,000

This spacious, end unit townhouse in Mountain View Place offers 4 generously sized bedrooms with enough space for the growing family that works from home. The kitchen has been tastefully updated with shaker style cabinets, quartz counter tops, stainless steel appliances, laminate floors and a kitchen island that seats 4+. Take in the afternoon sun and breathtaking views of the Squamish Chief while BBQing with friends on your sundeck. The mature landscaping offers optimal privacy in your fully fenced back yard. A new natural gas furnace was installed in 2021 and a brand-new roof is scheduled to be installed on the building later this Summer. The complex is complete with a large, South facing communal greenspace with garden plots and a cozy fire pit. Add your personal touches to really take this home to the next level while enjoying everything Squamish has to offer, just steps outside your front door.

SCAN THE QR CODE WITH YOUR MOBILE DEVICE TO VIEW MORE INFORMATION, PHOTO'S AND TO TOUR THE HOME

SCAN ME

www.alyssawilson.biz/7-38397-buckley

ALYSSA WILSON

Licensed Realtor®
with Royal LePage Black Tusk Realty

604.815.9351
alyssa@blacktuskrealty.com
www.alyssawilson.biz

SQUAMISH
BLACK TUSK REALTY
ROYAL LEPAGE

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

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Active
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Townhouse

7 38397 BUCKLEY AVENUE

Squamish
Dentville
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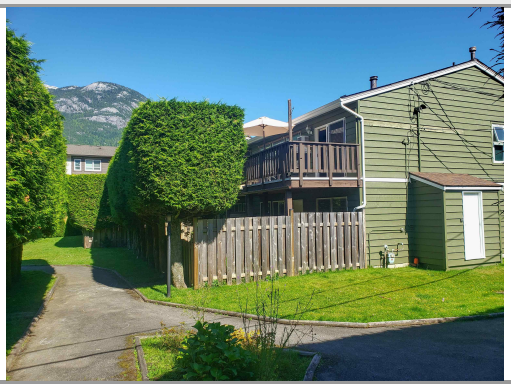
Residential Attached
$899,000 (LP)
(SP)



Sold Date:		If new, GST/HST inc?:		Original Price:	**$899,000**
Meas. Type:	**Feet**	Bedrooms:	**4**	Approx. Year Built:	**1974**
Frontage(feet):		Bathrooms:	**2**	Age:	**48**
Frontage(metres):		Full Baths:	**2**	Zoning:	**RM-1**
Depth / Size (ft.):		Half Baths:	**0**	Gross Taxes:	**$2,512.94**
Sq. Footage:	**0.00**			For Tax Year:	**2021**
Flood Plain:		P.I.D.:	**003-717-470**	Tax Inc. Utilities?:	
View:	**Yes : THE CHIEF AND MOUNTAINS**			Tour:	**Virtual Tour URL**

Complex / Subdiv: **MOUNTAIN VIEW PLACE**
First Nation Reserve:
Services Connctd: **Electricity, Sanitary Sewer, Storm Sewer, Water**
Sewer Type: Water Supply: **City/Municipal**

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Wood**
Foundation: **Concrete Perimeter**

Renovations: **Partly** Reno. Year: **2018**
# of Fireplaces: R.I. Fireplaces: Rain Screen: **No**
Fireplace Fuel: Metered Water:
Fuel/Heating: **Forced Air, Natural Gas** R.I. Plumbing:
Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard**
Type of Roof: **Asphalt**

Total Parking: **2** Covered Parking: **1** Parking Access: **Side**
Parking: **Carport; Single, Open**
Dist. to Public Transit: **200M** Dist. to School Bus: **200M**
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Laminate, Mixed**

Legal: **STRATA LOT 4, PLAN VAS211, DISTRICT LOT 4261, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE**

Amenities: **None**

Site Influences: **Central Location, Marina Nearby, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Free Stand F/P or Wdstove, Microwave, Windows - Storm**

Finished Floor (Main):	**1,024**
Finished Floor (Above):	**0**
Finished Floor (AbvMain2):	**0**
Finished Floor (Below):	**696**
Finished Floor (Basement):	**0**
Finished Floor (Total):	**1,720 sq. ft.**
Unfinished Floor:	**0**
Grand Total:	**1,720 sq. ft.**

Suite: **None**
Basement: **None**
Crawl/Bsmt. Ht: # of Levels: **2**
# of Kitchens: **1** # of Rooms: **7**

Units in Development: **15** Tot Units in Strata: **15** Locker: **No**
Exposure: Storeys in Building: **2**
Mgmt. Co's Name: **SELF MANAGED** Mgmt. Co's #:
Maint Fee: **$350.00** Council/Park Apprv?: **No**
Maint Fee Includes: **Gardening, Snow removal**

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allwd w/Restrctns**
Restricted Age: # of Pets: **2** Cats: **Yes** Dogs: **Yes**
or % of Rentals Allowed: **4#**
Short Term(<1yr)Rnt/Lse Alwd?: **No**
Short Term Lse-Details:

Floor	Type	Dimensions
Below	**Master Bedroom**	**15'9 x 15'4**
Below	**Bedroom**	**9'3 x 11'10**
Below	**Laundry**	**9'11 x 10'**
Main	**Living Room**	**15'6 x 19'**
Main	**Kitchen**	**9'9 x 17'6**
Main	**Bedroom**	**12' x 12'4**
Main	**Bedroom**	**12' x 9'0**
		x

Floor	Type	Dimensions
		x
		x
		x
		x
		x
		x
		x
		x

Bath	Floor	# of Pieces	Ensuite?
1	**Main**	**4**	**No**
2	**Below**	**3**	**No**
3			
4			
5			
6			
7			
8			

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

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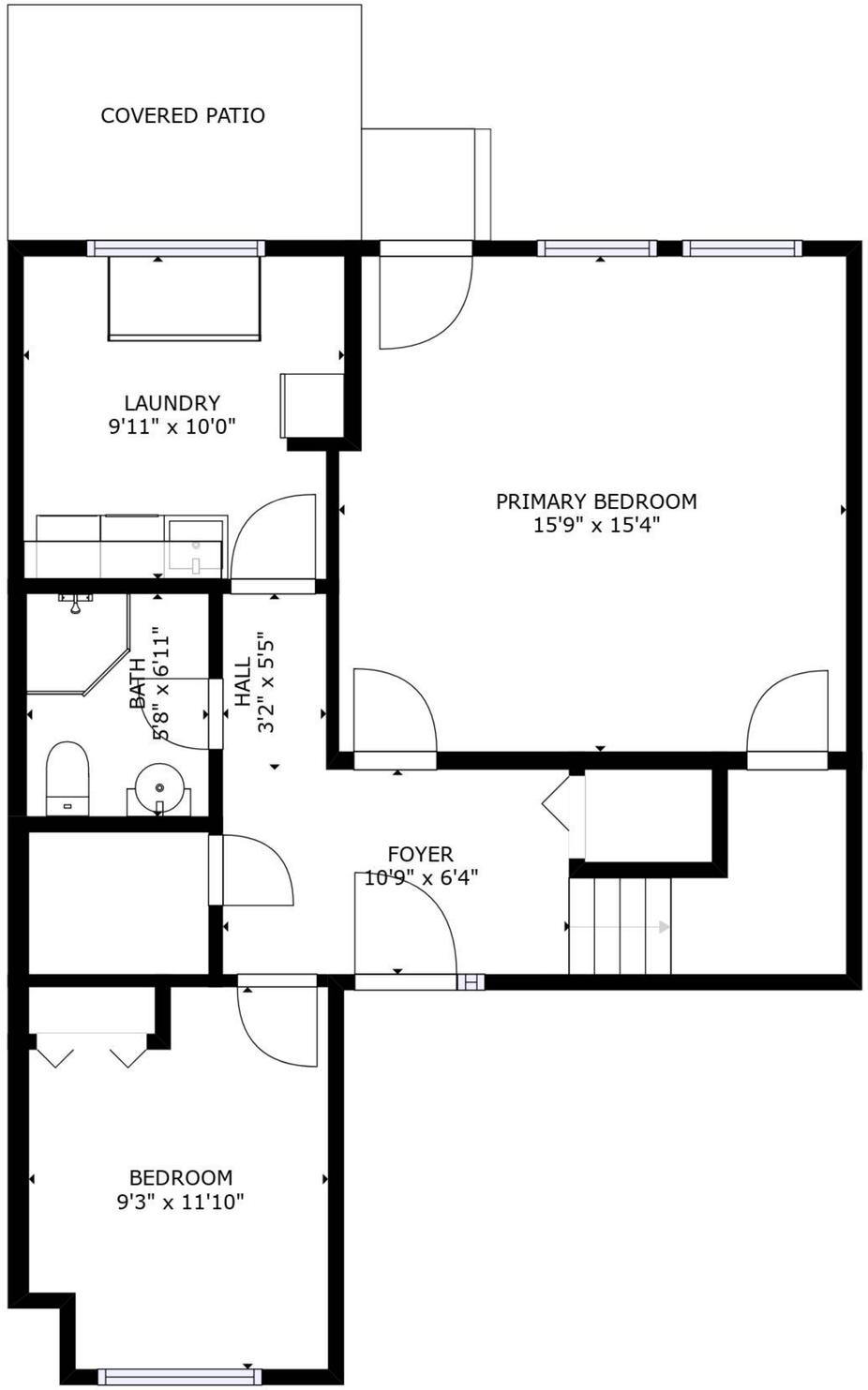
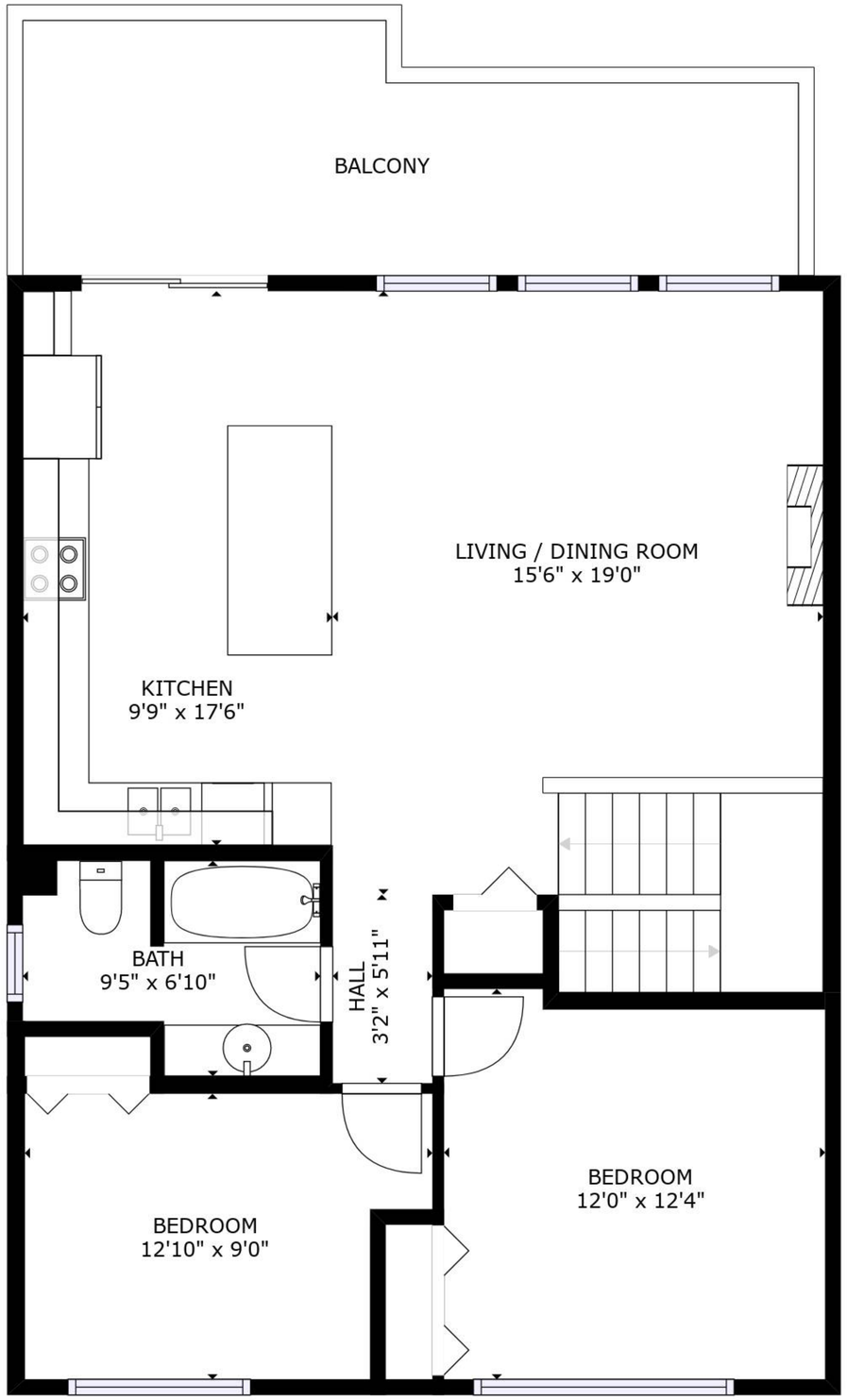
The above information is provided by members of the BC Northern Real Estate Board, Chilliwack & District Real Estate Board, Fraser Valley Real Estate Board or Real Estate Board of Greater Vancouver Board ("the Boards") and is from sources believed reliable but should not be relied upon without verification. The Boards assume no responsibility for its accuracy. PREC* indicates 'Personal Real Estate Corporation'.



#7 - 38397 Buckley Avenue, Squamish

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport



7 - 38397 Buckley Avenue, Squamish

FLOOR 2

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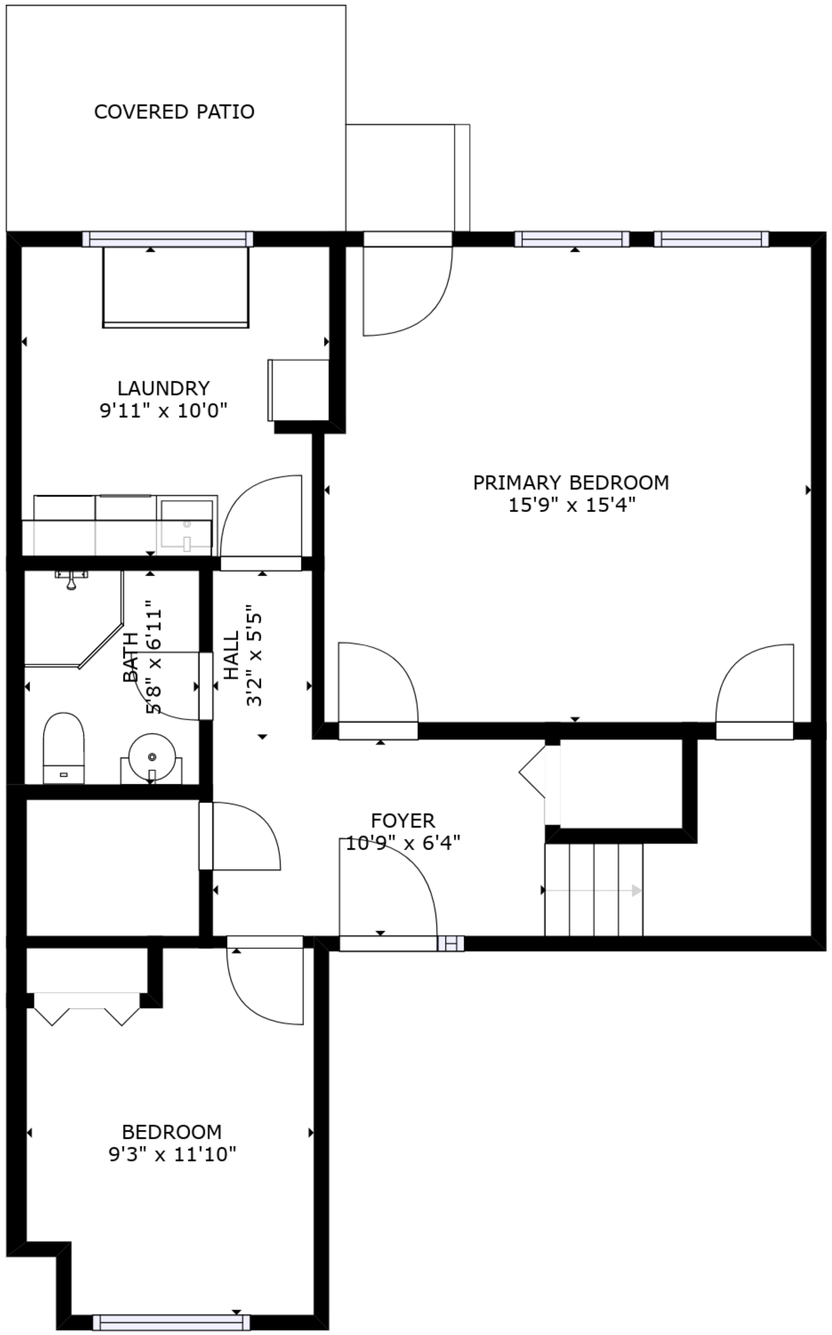
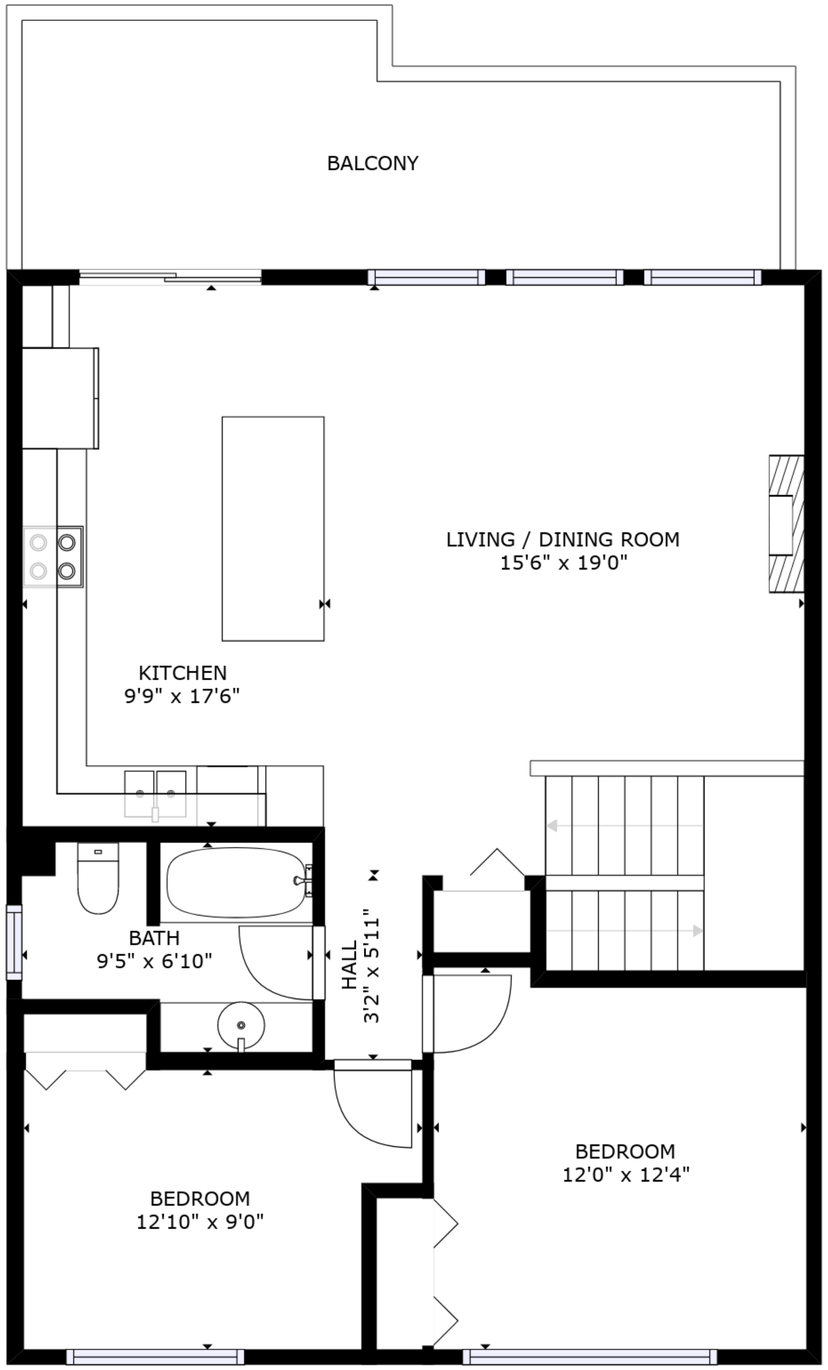
Matterport



FLOOR 1



FLOOR 2

7 - 38397 Buckley Avenue, Squamish

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport

SKETCH TO ACCOMPANY SPECIAL RESOLUTION DEDICATING LIMITED COMMON PROPERTY OVER A PORTION OF THE COMMON PROPERTY OF STRATA PLAN VR211, BLOCK 10, DISTRICT LOT 4261, GROUP 1, NEW WESTMINSTER DISTRICT

PURSUANT TO SECTION 74 OF THE STRATA PROPERTY ACT

BCGS 92G.075

BUILDING A

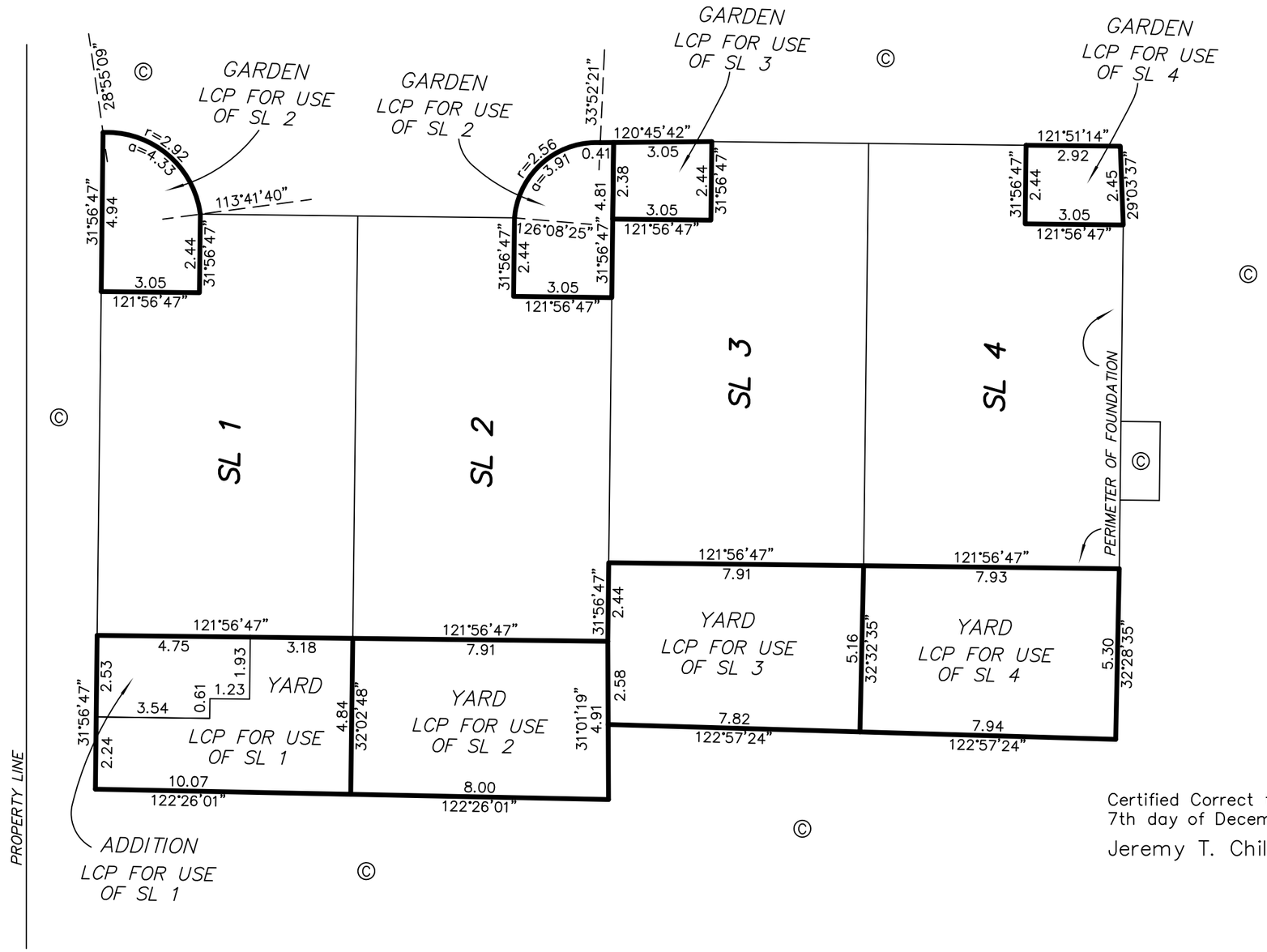
FIRST (GROUND) FLOOR

0 3 6 9

SCALE 1:150 METRIC

All distances horizontal ground–level distances in metres and decimals thereof, unless otherwise noted.

The intended plot size is 432mm in width by 280mm in height (B size) when plotted to scale.



LCP Denotes Limited Common Property

© Denotes Common Property

SL Denotes Strata Lot

Property line dimensions are derived from Strata Plan VR211.

Certified Correct this
7th day of December, 2020.

Jeremy T. Childs, BCLS #955

File 2020–209–1.dwg

BUNBURY & ASSOCIATES LAND SURVEYING LTD.

SQUAMISH 604–892–3090
WHISTLER 604–932–3770
WWW.BUNBURY–SURVEYS.COM

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SKETCH TO ACCOMPANY SPECIAL RESOLUTION DEDICATING LIMITED COMMON PROPERTY OVER A PORTION OF THE COMMON PROPERTY OF STRATA PLAN VR211, BLOCK 10, DISTRICT LOT 4261, GROUP 1, NEW WESTMINSTER DISTRICT

PURSUANT TO SECTION 74 OF THE STRATA PROPERTY ACT

BCGS 92G.075

BUILDING B

FIRST (GROUND) FLOOR

0 3 6 9

SCALE 1:150 METRIC

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Certified Correct this
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Jeremy T. Childs, BCLS #955

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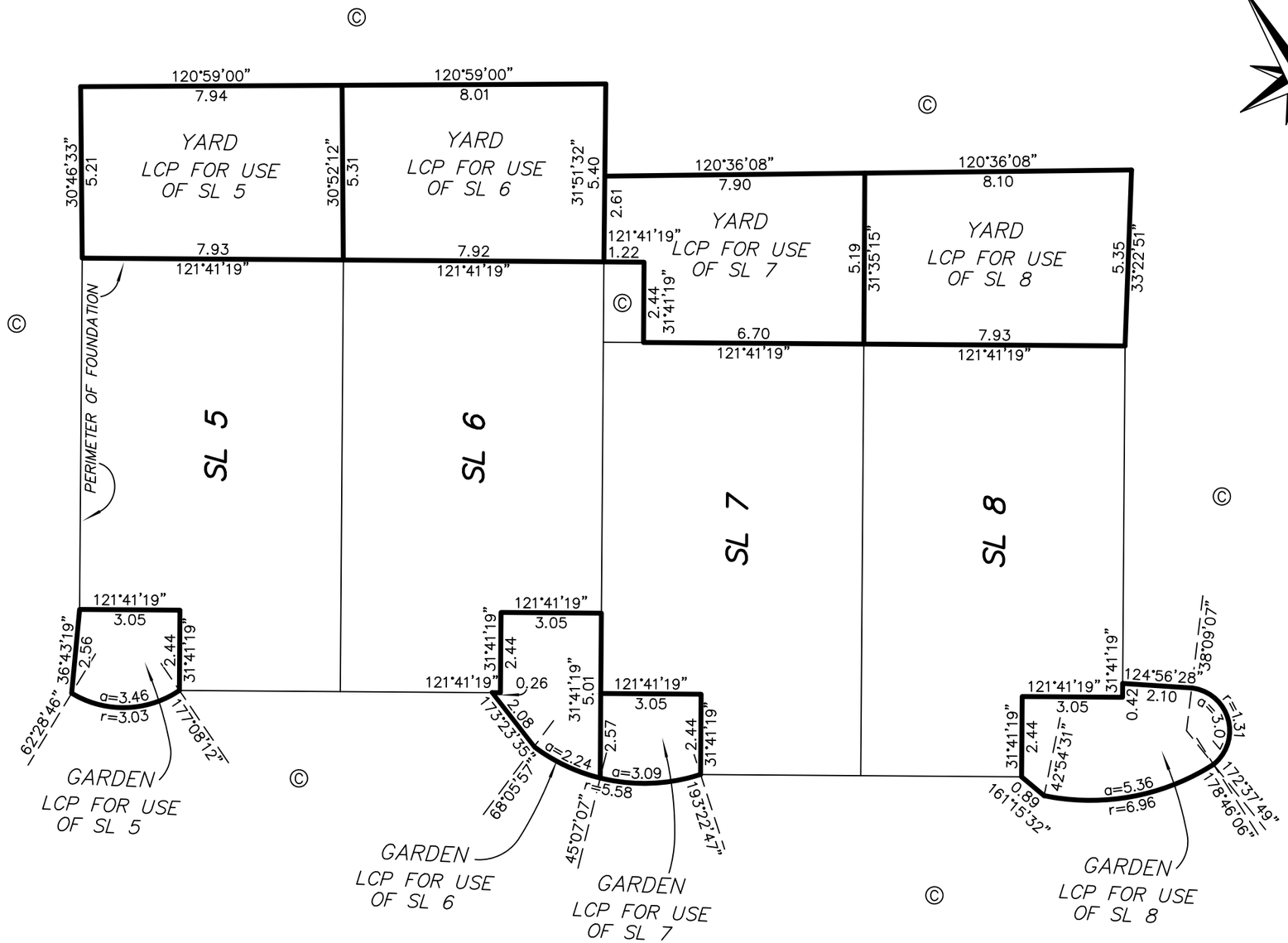

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SKETCH TO ACCOMPANY SPECIAL RESOLUTION DEDICATING LIMITED COMMON PROPERTY OVER A PORTION OF THE COMMON PROPERTY OF STRATA PLAN VR211, BLOCK 10, DISTRICT LOT 4261, GROUP 1, NEW WESTMINSTER DISTRICT

BUILDING C

FIRST (GROUND) FLOOR

PURSUANT TO SECTION 74 OF THE STRATA PROPERTY ACT

BCGS 92G.075

0 3 6 9

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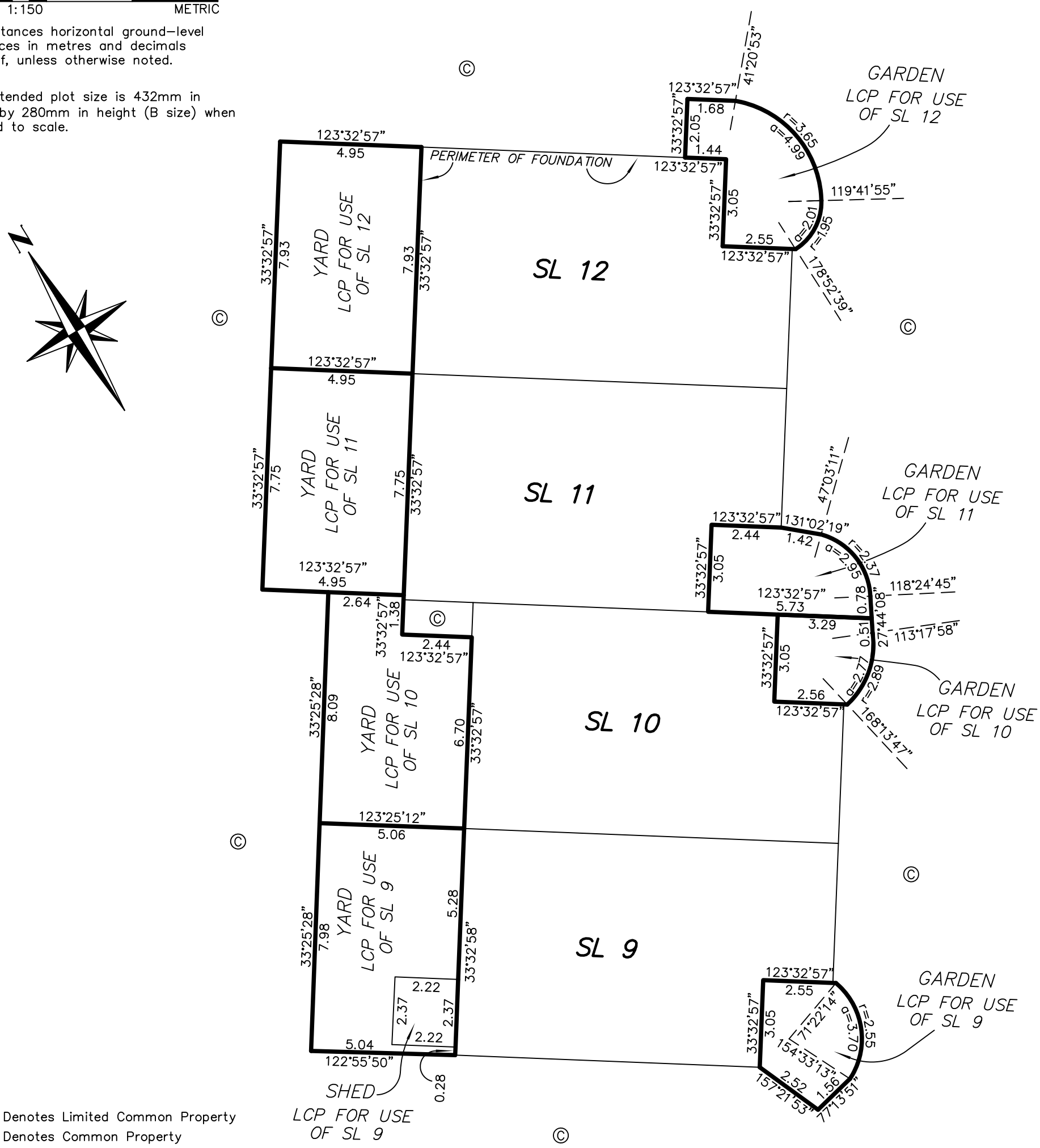

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PURSUANT TO SECTION 74 OF THE STRATA PROPERTY ACT

BCGS 92G.075

BUILDING D

SECOND FLOOR

0 3 6 9

SCALE 1:150 METRIC

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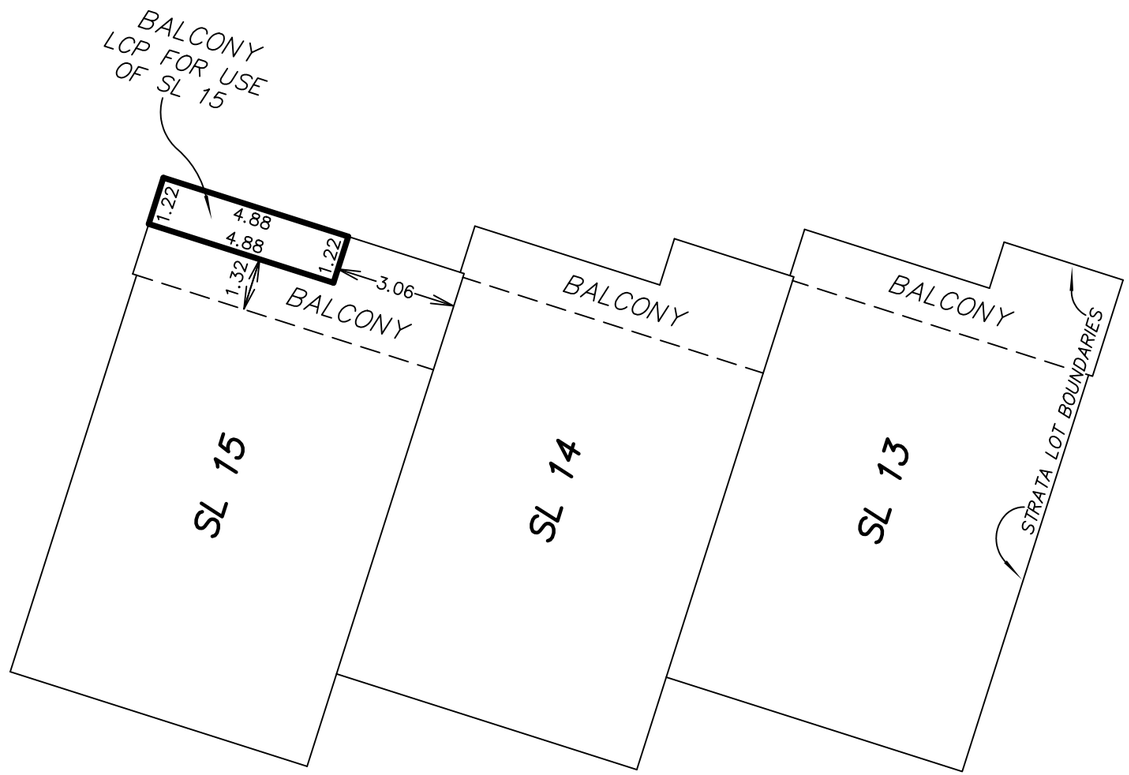

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