

1502 DEPOT ROAD

\$969,000



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SQUAMISH

BLACK TUSK REALTY



Perfect for first-time buyers, investors, or future development under \$1M. This charming and tastefully updated 2-bedroom, 1-bath detached home sits on a sunny 7,680 sqft, R3-zoned lot. Upgrades include windows, roof, flooring, kitchen, bathroom, plus major foundation improvements with a new full perimeter concrete foundation and pony wall, clean crawlspace with insulated pipes, new vapor barrier, insulation, and exterior foam-insulated skirting. The property also offers a single garage, mature trees, partial fencing, and plenty of parking for vehicles and toys. Conveniently located near Highway 99, schools, parks, trails, transit, restaurants, and coffee shops. Easy to view on short notice.

Photos have been digitally enhanced and staged

SCAN THE QR CODE WITH YOUR MOBILE DEVICE TO
VIEW MORE INFORMATION, OR VISIT
www.alyssawilson.biz/1502-depot-road



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Presented by:
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Active
R3125570
 Board: V
 House/Single Family

1502 DEPOT ROAD
 Squamish
 Brackendale
 V0N 1H0

Residential Detached
\$969,000 (LP)
 (SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$969,000**
 Meas. Type: **Feet** Bedrooms: **2** Approx. Year Built: **1956**
 Frontage(feet): **144.00** Bathrooms: **1** Age: **70**
 Frontage(metres): **43.89** Full Baths: **1** Zoning: **R3**
 Depth / Size: **106 x 173** Half Baths: **0** Gross Taxes: **\$3,620.07**
 Lot Area (sq.ft.): **7,680.00** Rear Yard Exp: **South** For Tax Year: **2025**
 Lot Area (acres): **0.18** P.I.D.: **008-956-081** Tax Inc. Utilities?: **No**
 Flood Plain: Tour:
 View: **Yes: Mountain**
 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: **4** Covered Parking: **1** Parking Access: **Front**
 Construction: **Frame - Wood** Parking: **Garage; Single, Open, RV Parking Avail.**
 Exterior: **Stucco** Driveway Finish: **Asphalt**
 Foundation: **Concrete Perimeter, Concrete Slab** Dist. to Public Transit: **1/2 Block** Dist. to School Bus: **1 KM**
 Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
 Renovations: **Partly** Reno. Year: **1998** Property Disc.: **No**
 # of Fireplaces: **0** R.I. Fireplaces: **0** Rain Screen: Fixtures Leased: **No**
 Fireplace Fuel: **Electric** Metered Water: Fixtures Rmvd: **No**
 Fuel/Heating: **Baseboard, Electric** R.I. Plumbing: **No** Floor Finish: **Hardwood, Tile**
 Outdoor Area: **None**
 Type of Roof: **Asphalt**

Legal: **LOT 1, BLOCK 23, PLAN VAP12113, PART SW1/4, SECTION 23, TOWNSHIP 50, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities: **None**

Site Influences: **Recreation Nearby**

Features: **Clothes Washer/Dryer, Garage Door Opener, Refrigerator, Storage Shed, Stove, Windows - Thermo**

Finished Floor (Main): 832	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above): 0	Main	Living Room	15'3 x 15'			x	Floor #Pcs
Finished Floor (AbvMain2): 0	Main	Kitchen	13'11 x 9'7			x	Main 4
Finished Floor (Below): 0	Main	Bedroom	11' x 7'10			x	
Finished Floor (Basement): 0	Main	Bedroom	9'4 x 9'1			x	
Finished Floor (Total): 832sq. ft.	Main	Laundry	7'10 x 4'			x	
Unfinished Floor: 0	Main	Utility	14' x 5'			x	
Grand Total: 832sq. ft.			x			x	
Flr Area (Det'd 2nd Res): sq. ft.			x			x	
Suite: None			x			x	
Basement: Crawl			x			x	
Crawl/Bsmt. Height: # of Levels: 1	Manuf Type:	Registered in MHR?:		PAD Rental:			
# of Kitchens: 1 # of Rooms: 6	MHR#:	CSA/BCE:		Maint. Fee:			
	ByLaw Restrictions:						

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

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SECTION 7 | RESIDENTIAL 3 (R-3)

(Bylaw 3104, 2024)

The intent of this zone is to accommodate a variety of small-scale housing options on properties that are subject to limited densification area policies and zone C4 of the Cheekeye Fan.

7.1 PERMITTED USES

The following principal uses and no others are permitted:

- (a) single-unit dwelling;
- (b) two-unit dwelling;
- (c) triplex dwelling.

On properties larger than 0.8 ha, the following principal uses are also permitted:

- (d) agriculture;
- (e) horse stable;
- (f) kennel, subject to Section 7.6(b);
- (g) pet daycare.

The following accessory uses and no others are permitted:

- (h) accessory uses.
- (i) child care facility, residential; subject to Section 4.18;
- (j) accessory dwelling unit, subject to Section 4.38;
- (k) home occupation, subject to Section 4.18;
- (l) multi-unit flex unit, subject to 4.39;
- (m) secondary suite, subject to Section 4.5;
- (n) short-term rental accommodation, subject to Section 4.46.

7.2 MINIMUM LOT SIZE

(a)

Min Lot Area	Min Lot Width	Min Lot Depth
690 sq. m	18.4 m	27.4 m

(b) Despite 7.2(a) for properties over 0.8 ha the minimum lot size is 4 ha.

7.3 MAXIMUM HEIGHT

Single or Two Unit Dwelling	Triplex Dwelling
9m	11m or three storeys, whichever is less

7.4 MAXIMUM LOT COVERAGE

(a) The lot coverage shall not exceed 33% of the lot area.

7.5 DENSITY

(a) Maximum Floor Area Ratio Per Lot

Use	Base Maximum Floor Area Ratio	Maximum Floor Area Ratio with Secondary Suite, Multi-Unit Flex Unit and/or Accessory Dwelling unit
Single-Unit Dwelling	0.45	0.5
Two-Unit Dwelling or Triplex Dwelling	0.5	0.55

(b) The total number of dwelling units shall not exceed three dwelling units per lot. For clarity, secondary suites, multi-unit flex units and accessory dwelling units are considered individual dwelling units and count towards the three dwelling unit total.

7.6 MINIMUM SETBACKS FOR PRINCIPAL BUILDINGS

(a)

Front Setback	Rear Setback	Interior Side Setback	Exterior Side Setback
7.62 m	7.62 m	2.13 m	4.57 m

(b) Despite the setback requirements in the above table, the minimum setback for a kennel use is 150.0 m from any lot line that is adjacent to a lot zoned for residential use (*Bylaw 3177, 2025*).

7.7 LANDSCAPING

Landscaping shall be provided in accordance with Section 4.27 of this bylaw.

7.8 FENCING

Fencing shall be provided in accordance with Section 4.6 of this Bylaw.

7.9 MINIMUM PRIVATE USEABLE OPEN SPACE

- (a) For triplex dwelling use, an equivalent of at least 10% of the gross floor area of the dwelling unit shall be provided as private useable open space for each unit; or
- (b) The area required under Section 7.8(a) may be provided as common useable open space.

7.10 OFF-STREET PARKING

Off-street parking spaces for buildings and uses must comply with Section 41 of this Bylaw.

7.11 STORAGE OF SOLID WASTE

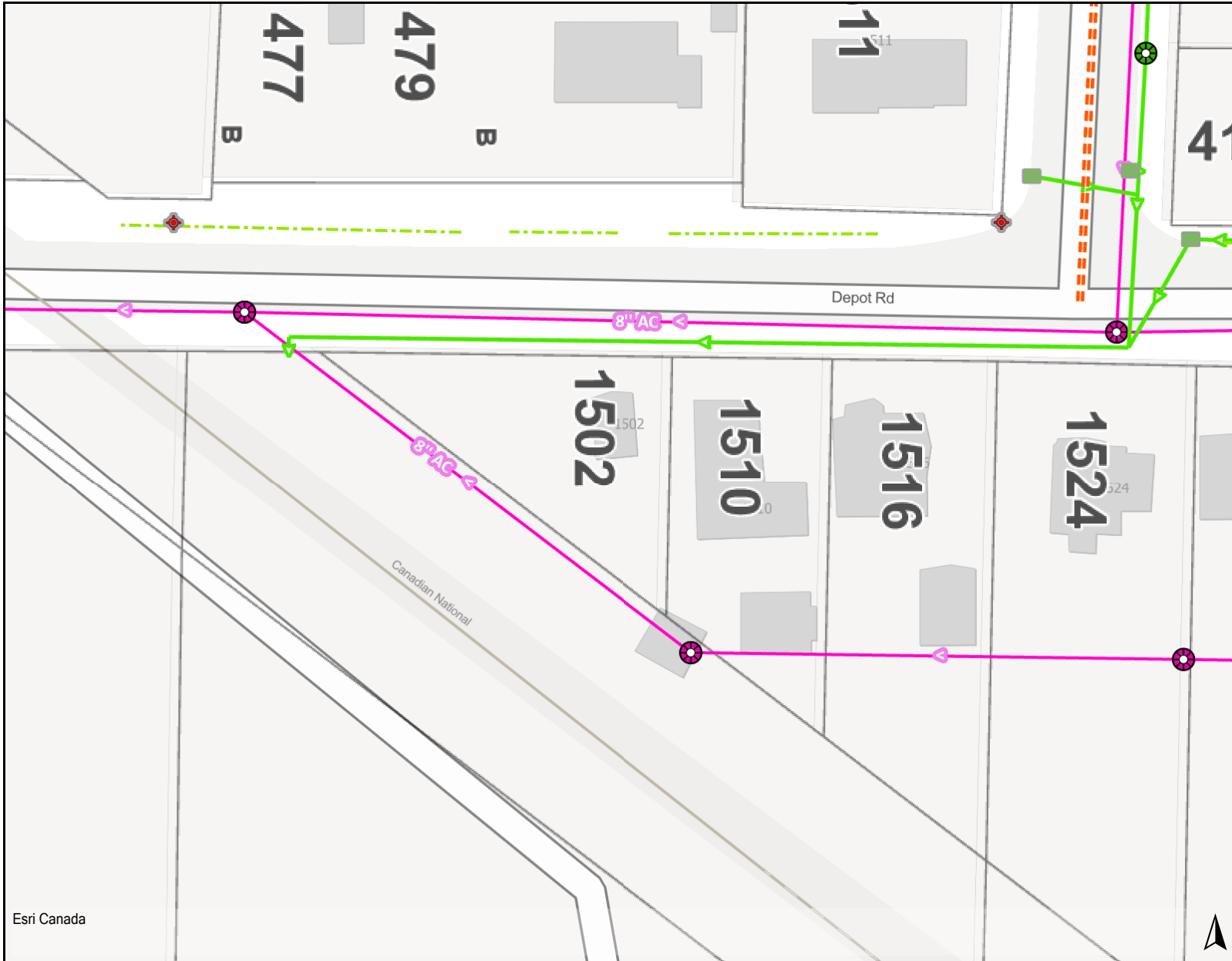
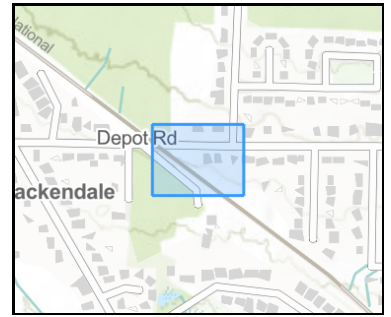
Storage of solid waste shall be provided in accordance with Section 4.53 of this Bylaw.

7.12 ACCESSORY BUILDINGS

All accessory buildings must comply with Section 4.4 of this Bylaw.

7.13 MINIMUM SERVICING STANDARD

- (a) No lot may be created unless it is serviced with a community water system and a community sewer system.
- (b) No residential building may be constructed on a lot unless the lot is serviced with a community water system and a community sewer system.



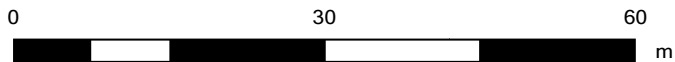
Legend

- DOS_Fibre_Conduit
- Fiber Optic Conduit
- Planned (not installed)
- Utilities_Hydro (Map Service)
- Streetlights BCHydro
- Storm System (Map Service)
- Manhole
- Municipal
- Catchbasin
- Ditch
- Sanitary System (Map Service)
- Sanitary Manhole
- Municipal
- Sanitary Lines
- 600.000000 -
- 1200.000000
- 300.000000 -
- 525.000000
- 3.000000 -

Notes

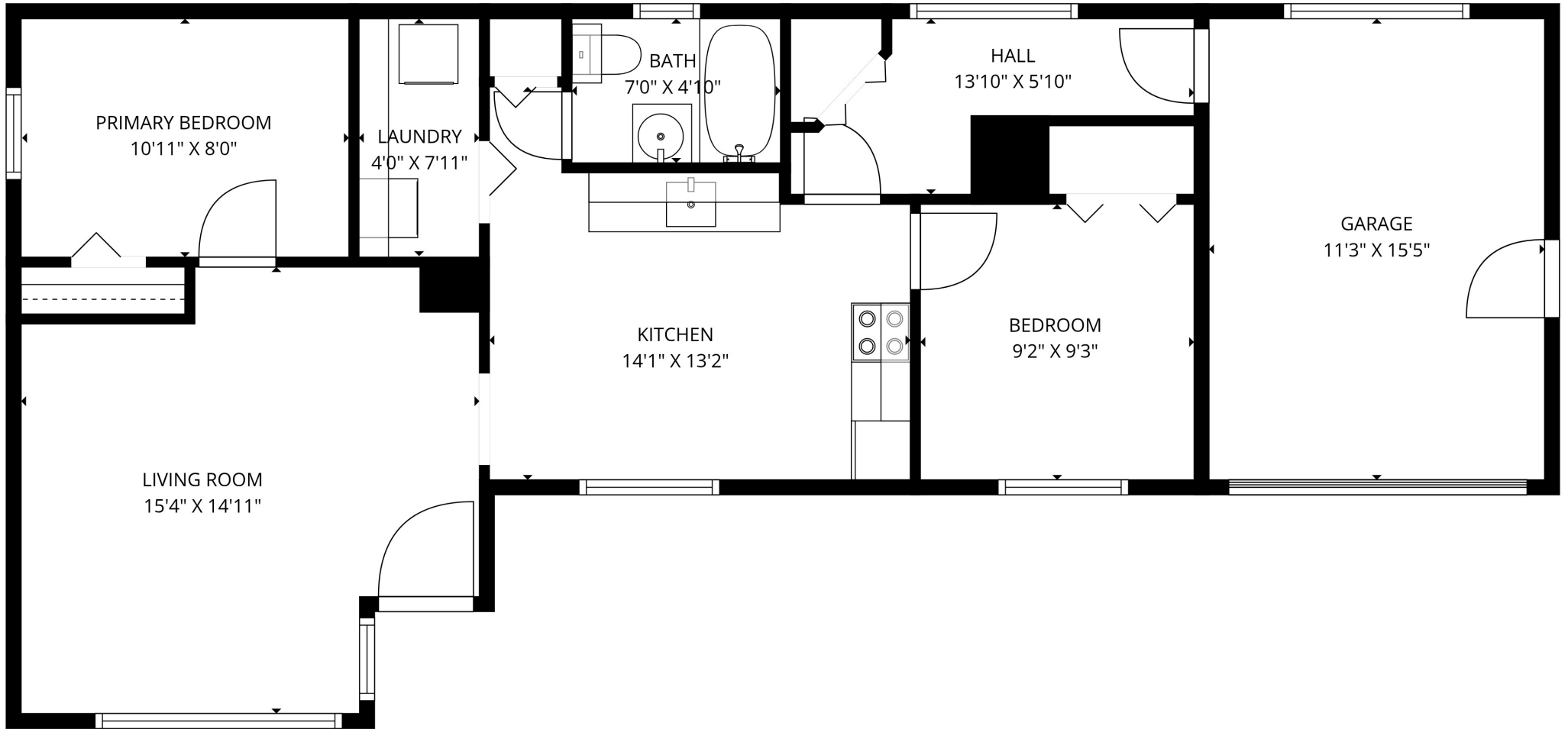
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TOTAL: 832 sq ft
1st FLOOR: 832 sq ft
EXCLUDED AREAS: GARAGE 173 sq ft



This Floor Plan Is For Marketing Purpose Only, All Measurements Are Approximate, Should Not Be Relied Upon Without Verification. Howe Sound Photography Assumes No Responsibility For Its Accuracy.

