



Presented by:
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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: 5	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	Title to Land: Freehold NonStrata	Land Lease Expiry Year:	
# of Fireplaces: 1 R.I. Fireplaces: 0	Reno. Year: 2021	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	Pantry	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	
		Above	Walk-In Closet	6'7 x 5'8			x	
		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	

Suite: None	Manuf Type:	Registered in MHR?:	PAD Rental:
Basement: Crawl	MHR#:	CSA/BCE:	Maint. Fee:
Crawl/Bsmt. Height: # of Levels: 2	ByLaw Restrictions:		
# of Kitchens: 1			
# of Rooms: 13			

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

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