

1802 GARDEN PLACE \$1,150,000



ALYSSA WILSON

Licensed Realtor®
with Royal LePage Black Tusk Realty



604.815.9351

alyssa@blacktuskrealty.com
www.alyssawilson.biz

SQUAMISH

BLACK TUSK REALTY



The perfect starter home on a quiet, Valleycliffe cul-de-sac. This 3 bedroom, 1 bathroom rancher is looking for someone ready to bring new life back into this cozy home. Take in the unobstructed views of Atwell Peak from your kitchen sill and panoramic views of the Chief from your bedrooms and yard. Just in time to start your veggie gardens in the bright and open back yard. There is ample carport and driveway parking and a handy woodshed in the back. The home is conveniently located with easy access to Highway99 and a short stroll to schools, restaurants, transit, and all the best outdoor recreation that Squamish has to offer.

SCAN TO VIEW MORE INFORMATION,
PHOTO'S AND TO TOUR THE HOME



...OR HEAD TO
www.alyssawilson.biz/1802-garden-place



Royal LePage Black Tusk Realty - SQUAMISH, BC

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
R2862552
Board: V
House/Single Family

1802 GARDEN PLACE

Squamish
Valleycliffe
V8B 0X5

Residential Detached

\$1,150,000 (LP)

(SP)



| | | |
|------------------------------------|---|------------------------------------|
| Sold Date: | If new, GST/HST inc?: | Original Price: \$1,150,000 |
| Meas. Type: Feet | Bedrooms: 3 | Approx. Year Built: 1970 |
| Frontage(feet): 46.90 | Bathrooms: 1 | Age: 54 |
| Frontage(metres): 14.30 | Full Baths: 1 | Zoning: RS-1 |
| Depth / Size: 127.7 | Half Baths: 0 | Gross Taxes: \$4,142.55 |
| Lot Area (sq.ft.): 8,889.00 | Rear Yard Exp: | For Tax Year: 2023 |
| Lot Area (acres): 0.20 | P.I.D.: 009-094-326 | Tax Inc. Utilities?: No |
| Flood Plain: | Tour: | |
| View: | Yes: The Chief, Atwell and surround | |
| Complex/Subdiv: | | |
| First Nation Reserve: | | |
| Services Connected: | Community, Electricity, Natural Gas, Sanitary Sewer, Water | |
| Sewer Type: City/Municipal | Water Supply: City/Municipal | |

Style of Home: **Rancher/Bungalow**
Construction: **Frame - Wood**
Exterior: **Aluminum**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Wood**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **None**
Type of Roof: **Asphalt**

Reno. Year:
Rain Screen:
Metered Water: **No**
R.I. Plumbing: **No**

Total Parking: **4** Covered Parking: **1** Parking Access: **Front**
Parking: **Carport; Single**
Driveway Finish: **Asphalt**
Dist. to Public Transit: **1 Block** Dist. to School Bus: **1 KM**
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **Yes**
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish: **Vinyl/Linoleum, Wall/Wall/Mixed, Carpet**

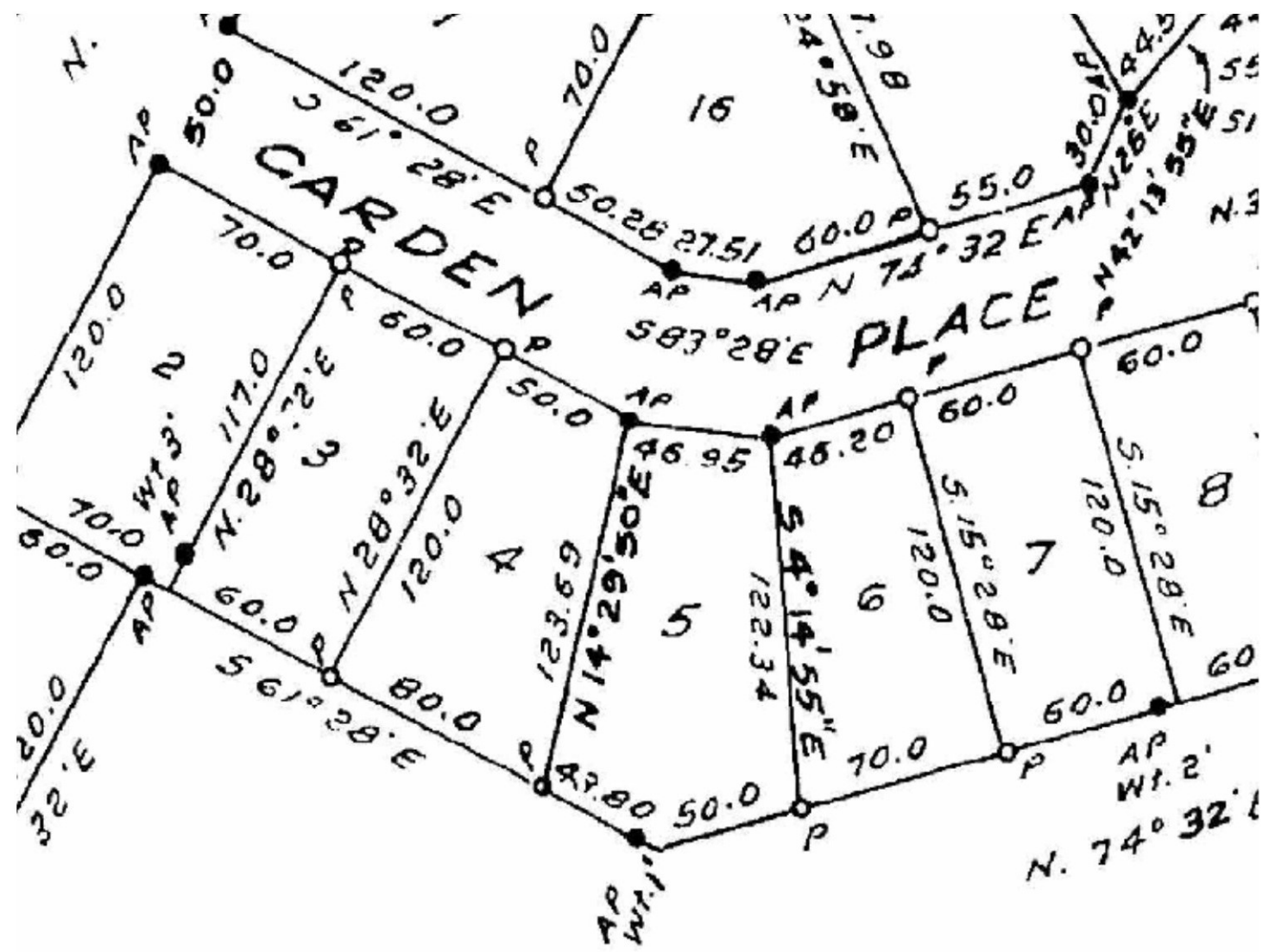
Legal: **LOT 5 BLOCK 3 OF BLOCK F DISTRICT LOT 833 PLAN 11454**

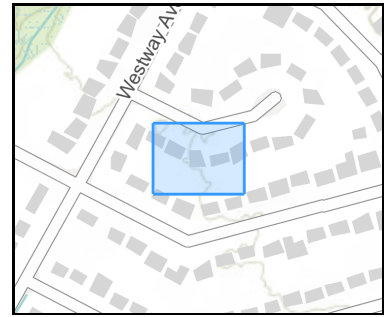
Amenities:
Site Influences: **Cul-de-Sac, Recreation Nearby, Shopping Nearby**
Features: **Clothes Washer/Dryer, Refrigerator, Storage Shed, Stove, Vaulted Ceiling**

| Finished Floor (Main): | 1,382 | Floor | Type | Dimensions | Floor | Type | Dimensions | Bathrooms |
|----------------------------|-----------------------|---------------------|---------------------|---------------|-------|------|------------|------------|
| Finished Floor (Above): | 0 | Main | Living Room | 19'9 x 13'0 | | | x | Floor #Pcs |
| Finished Floor (AbvMain2): | 0 | Main | Dining Room | 7'3 x 12'5 | | | x | Main 4 |
| Finished Floor (Below): | 0 | Main | Kitchen | 9'0 x 12'0 | | | x | |
| Finished Floor (Basement): | 0 | Main | Bedroom | 12'10 x 12'10 | | | x | |
| Finished Floor (Total): | 1,382sq. ft. | Main | Bedroom | 11'10 x 9'4 | | | x | |
| Unfinished Floor: | 0 | Main | Bedroom | 11'7 x 12'8 | | | x | |
| Grand Total: | 1,382sq. ft. | Main | Flex Room | 11'7 x 11'9 | | | x | |
| Flr Area (Det'd 2nd Res): | sq. ft. | Main | Laundry | 6'9 x 8'2 | | | x | |
| | | | | | | | x | |
| | | | | | | | x | |
| | | | | | | | x | |
| | | | | | | | x | |
| Suite: None | | | | | | | x | |
| Basement: None | | | | | | | x | |
| Crawl/Bsmt. Height: | # of Levels: 1 | Manuf Type: | Registered in MHR?: | PAD Rental: | | | | |
| # of Kitchens: 1 | # of Rooms: 8 | MHR#: | CSA/BCE: | Maint. Fee: | | | | |
| | | ByLaw Restrictions: | | | | | | |

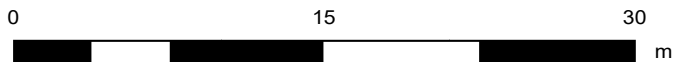
Listing Broker(s): **Royal LePage Black Tusk Realty**

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Esri Canada




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THIS MAP IS NOT TO BE USED FOR NAVIGATION

Legend

Properties

Parcels

 SUBDIVISION

District Boundary



Notes

Created by: