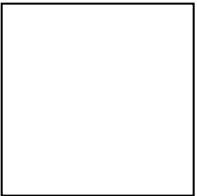
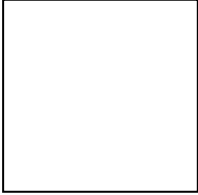


2020 MAPLE DRIVE

\$1,499,000



ALYSSA WILSON

Licensed Realtor®
with Royal LePage Black Tusk Realty

604.815.9351

alyssa@blacktuskrealty.com
www.alyssawilson.biz

and

MARIANNE WILSON

Personal Real Estate Corporation
Licensed Realtor®

604.892.7515

homes@mariannewilson.com
www.mariannewilson.com

One of the very few Executive Homes shipped over on a barge from the Town of Woodfibre in the early '70's. Originally built in 1947, it radiates old world elegance and charm with 9' ceilings, hardwood floors, oversized rooms & hallways and natural gas fired hot water heat. Extensive updating includes an eat-in country kitchen, new main bathroom, 3pce primary ensuite, electrical, plumbing, natural gas fireplaces, sundeck and much more. Downstairs would easily accommodate a 1 or 2 bedroom suite with a private entrance. An unfinished room works well as a shop, gym or storage for all your recreational toys. The lush 8970sf yard is fenced & hedged and offers the avid gardener a greenhouse, veggie patch and a multitude of perennials and shrubs. The views of the Chief are spectacular and it is just a short walk to schools, stores, restaurants, coffee shop and world class trail systems.

SCAN THE QR CODE WITH YOUR MOBILE DEVICE
TO VIEW MORE INFORMATION, OR VISIT
www.alyssawilson.biz/2020-maple-drive



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.



Presented by:

Alyssa Wilson

Royal LePage Black Tusk Realty
Phone: 604-815-9351

alyssa@blacktuskrealty.com



Active
R2874232
Board: V
House/Single Family

2020 MAPLE DRIVE

Squamish
Valleycliffe
V8B 0X3

Residential Detached

\$1,499,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,499,000
Meas. Type: Feet	Bedrooms: 3	Approx. Year Built: 1974
Frontage(feet): 112.00	Bathrooms: 3	Age: 50
Frontage(metres): 34.14	Full Baths: 3	Zoning: RS1
Depth / Size:	Half Baths: 0	Gross Taxes: \$4,626.87
Lot Area (sq.ft.): 8,970.00	Rear Yard Exp: Northeast	For Tax Year: 2023
Lot Area (acres): 0.21	P.I.D.: 007-833-237	Tax Inc. Utilities?: No
Flood Plain:	Tour:	
View: Yes: Stawamus Chief		
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: Rancher/Bungalow w/Bsmt.	Total Parking: 5	Covered Parking: 1	Parking Access: Front
Construction: Frame - Wood	Parking: Carport; Single, Open, RV Parking Avail.		
Exterior: Other, Wood	Driveway Finish:		
Foundation: Concrete Perimeter	Dist. to Public Transit: 2 blocks		Dist. to School Bus: 5 blocks
Renovations: Partly	Reno. Year: 2018	Title to Land: Freehold NonStrata	
# of Fireplaces: 2	R.I. Fireplaces:	Property Disc.: Yes	
Fireplace Fuel: Natural Gas	Rain Screen:	Fixtures Leased: No	
Fuel/Heating: Hot Water, Natural Gas, Radiant	Metered Water:	Fixtures Rmvd: No	
Outdoor Area: Fenced Yard, Sundeck(s)	R.I. Plumbing:	Floor Finish: Hardwood, Laminate, Carpet	
Type of Roof: Asphalt			

Legal: **LOT 1, BLOCK 9, PLAN VAP14392, DISTRICT LOT 833, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities: **None**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**

Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main):	1,548	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	13' x 18'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	13'8" x 11'10"			x	Main 4
Finished Floor (Below):	1,439	Main	Kitchen	13'5" x 17'3"			x	Main 3
Finished Floor (Basement):	0	Main	Primary Bedroom	11'10" x 14'			x	Below 4
Finished Floor (Total):	2,987 sq. ft.	Main	Bedroom	11'10" x 10'3"			x	
Unfinished Floor:	0	Main	Foyer	14' x 7'8"			x	
Grand Total:	2,987 sq. ft.	Below	Living Room	13'7" x 25'4"			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Den	11'4" x 11'9"			x	
Suite: Unauthorized Suite		Below	Bedroom	11'3" x 14'2"			x	
Basement: Full, Partly Finished, Separate Entry		Below	Kitchen	11'1" x 11'5"			x	
Crawl/Bsmt. Height: 7'1"	# of Levels: 2	Below	Laundry	11'6" x 7'6"			x	
# of Kitchens: 2	# of Rooms: 12	Below	Workshop	13' x 18'			x	
							x	
		Manuf Type:		Registered in MHR?:		PAD Rental:		
		MHR#:		CSA/BCE:		Maint. Fee:		
		ByLaw Restrictions:						

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

One of the very few Executive Homes barged over from the Town of Woodfibre in the early '70's. Originally built in 1947, it radiates old world elegance & charm w/ 9' ceilings, hardwood floors, oversized rooms & hallways & n/gas fired hot water heat. Extensive updating includes an eat-in country kitchen, new soaker tub & shower, 3 pce primary ensuite, electrical, plumbing, n/gas fireplaces, sundeck & much more. Down would easily accommodate a 1 or 2 bdrm suite w/ a private entrance. An unfinished room works well as a shop, gym or storage for all your recreational toys. The 8970sf yard is fenced & hedged, lush & offers the avid gardener a greenhouse, veggie patch and a multitude of perennials & shrubs. The views of the Chief are spectacular & is a short walk to schools, parks, pub, store.