

39710 GOVERNMENT RD

\$1,098,000



ALYSSA WILSON

Licensed Realtor®
with Royal LePage Black Tusk Realty

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and

MARIANNE WILSON

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Forget strata fees! This home lives like a detached house, giving you the freedom you crave without the rules. Enjoy a large, fenced yard perfect for kids and pets, a garage, and parking for up to five vehicles. You'll also find a spacious storage shed, a primary bedroom with an ensuite, plus two additional bedrooms and 2.5 bathrooms. Recent upgrades ensure comfort and peace of mind, including new triple-pane windows (2025), PEX plumbing (2024), updated bathrooms (2021) with heated floors, and a newer washer, dryer, and natural gas stove. Inside, you'll love the welcoming living room with high ceilings and a cozy natural gas fireplace, an efficient kitchen and dining area, and a dedicated laundry room. The sundeck and yard are ideal for morning coffee and family BBQs. Plus, there's ample space for all your recreational toys—cars, RV, and boat. This is a smart move for long-term enjoyment.

SCAN THE QR CODE WITH YOUR MOBILE DEVICE TO
VIEW MORE INFORMATION, OR VISIT
www.alyssawilson.biz/39710-government



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.



39710 GOVERNMENT ROAD IMPROVEMENTS

2025

- Triple Pane Windows, Alpine Windows

2024

- PEX plumbing (PolyB replaced)
- LG front loading Dryer

2021

- Primary Ensuite, Main and Powder Rooms
- LG front loading, steam, direct drive, Washing Machine

2019

- Bosch stainless steel Dishwasher
- Heated floors
- Hot Water tank
- Deck with concrete slab base
- Gutters

2018

- Oversized shed

2015

- Thermador stainless steel n/gas Stove
- Kenmore Fridge

2010

- Roof, installed by previous owners

MARIANNE WILSON PREC* & **ALYSSA WILSON**
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Royal LePage Black Tusk Realty, Squamish BC

— SQUAMISH —
BLACK TUSK REALTY
— ROYAL LEPAGE —

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Presented by:
Alyssa Wilson

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Phone: 604-815-9351

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Active
R3011923

Board: V
1/2 Duplex

39710 GOVERNMENT ROAD

Squamish
Northyards
V8B 0A5

Residential Attached

\$1,098,000 (LP)

(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: \$1,179,000
Meas. Type: Feet	Bedrooms: 3	Approx. Year Built: 1990
Frontage(feet):	Bathrooms: 3	Age: 35
Frontage(metres):	Full Baths: 2	Zoning: R-4
Depth / Size (ft.):	Half Baths: 1	Gross Taxes: \$3,107.25
Sq. Footage: 4,153.00		For Tax Year: 2024
Flood Plain:	P.I.D.: 016-328-531	Tax Inc. Utilities?: No
View: :		Tour:
Complex / Subdiv:		
First Nation		
Services Connctd:	Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water	
Sewer Type:	City/Municipal	Water Supply: City/Municipal

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

Renovations: **Partly**
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Gas - Natural**
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **Fenced Yard, Patio(s) & Deck(s)**
Type of Roof: **Asphalt**

Reno. Year: **2021**
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **5** Covered Parking: **1** Parking Access: **Front**
Parking: **Garage; Single, Open, RV Parking Avail.**
Dist. to Public Transit: **1 blk** Dist. to School Bus:
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: **No :**
Fixtures Rmvd: **Yes: Any tenant owned items**
Floor Finish: **Hardwood, Tile, Carpet**

Legal: **STRATA LOT 2, PLAN VAS2715, SECTION 3, TOWNSHIP 50, 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, Recreation Nearby, Treed**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Fireplace Insert, Storage Shed**

Finished Floor (Main): **704**
Finished Floor (Above): **743**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **1,447 sq. ft.**
Unfinished Floor: **0**
Grand Total: **1,447 sq. ft.**

Units in Development: **2**
Exposure:
Mgmt. Co's Name:
Maint Fee: **\$0.00**
Maint Fee Includes:

Tot Units in Strata: **2** Locker:
Storeys in Building: **2**
Mgmt. Co's #:
Council/Park Apprv?:

Suite: **None**
Basement: **Crawl**
Crawl/Bsmt. Ht: **3'** # of Levels: **2**
of Kitchens: **1** # of Rooms: **9**

Bylaws Restrictions: **No Restrictions**
Restricted Age:
or % of Rentals Allowed:
Short Term(<1yr)Rnt/Lse Alwd?: **No**
Short Term Lse-Details:

of Pets: Cats: Dogs:

Floor	Type	Dimensions
Main	Living Room	11'7 x 17'9
Main	Dining Room	9'4 x 9'8
Main	Kitchen	11'6 x 9'8
Main	Laundry	9'8 x 6'5
Main	Foyer	5'5 x 16'2
Above	Primary Bedroom	11'9 x 14'6
Above	Bedroom	8'5 x 14'6
Main	Bedroom	9'6 x 10'8

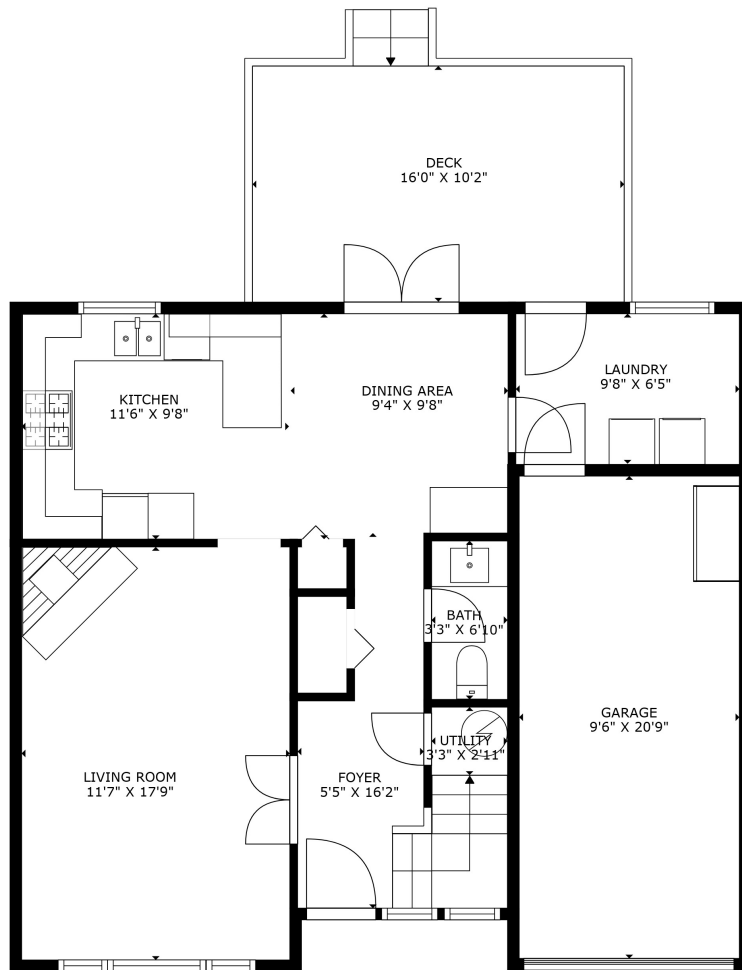
Floor	Type	Dimensions
Main	Other	13'4 x 5'1
		x
		x
		x
		x
		x
		x
		x

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

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

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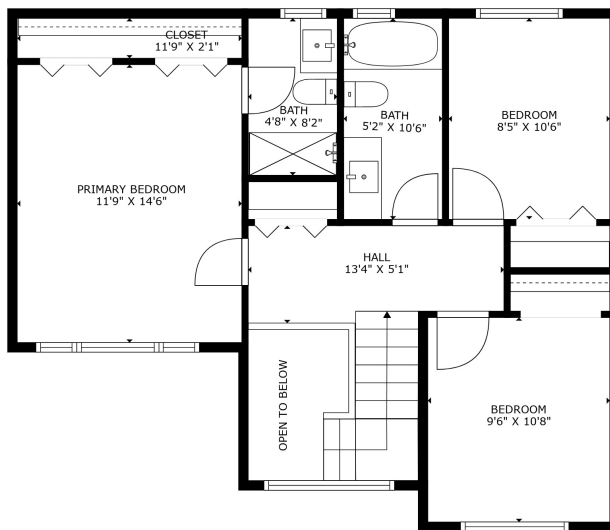


ESTIMATED AREAS

GLA FLOOR 1: 685 sq. ft EXCLUDED AREAS 377 sq. ft
 GLA FLOOR 2: 695 sq. ft EXCLUDED AREAS 42 sq. ft
 Total GLA 1380 sq. ft, total area 1757 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.



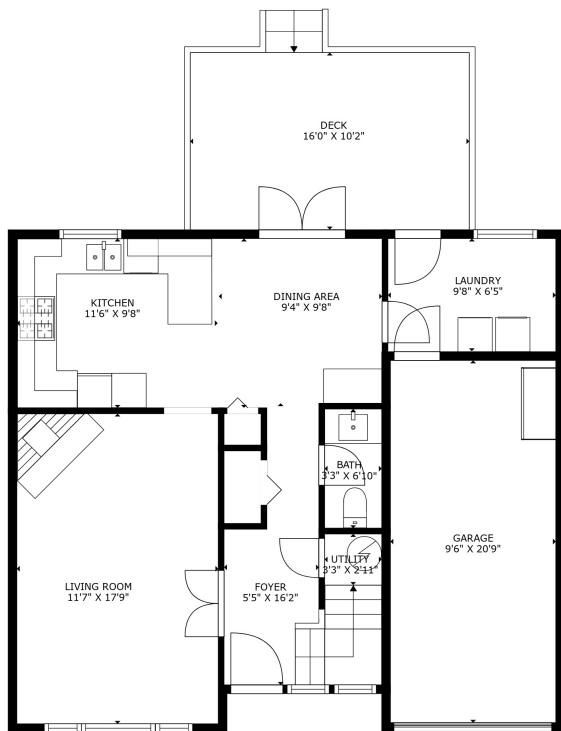


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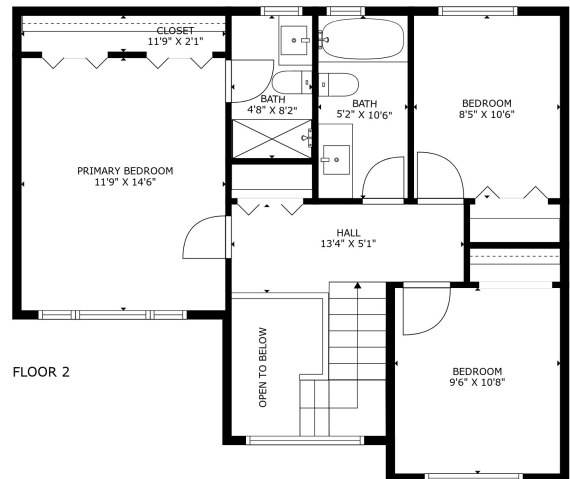
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FLOOR 1



FLOOR 2

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