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Sunshine Coast, VSCGB (Gibsons & Area)

592 590 NORTH FLETCHER RD

MLS # V918722

Residential Detached

Active

List Price: $899,000

		Complex/Subdiv:	Lower Gibsons Location North Fletche		
		Postal Code:	V0N 1V9		
Frontage:	132.00 ft			Type:	HOUSE
Depth/Size:				Approx Yr Blt:	2002
Lot Area SqFt:	18,245	Bedrooms:	4	Age at List Date:	9
Rear Yard Exp:		Bathrooms:	5	Zoning:	R3
Meas Type:	Feet	Full Baths:	3	Taxes:	$4,581 /2011
Flood Plain:		Half Baths:	2	If New GST Incl:	
Serv. Connected:	Natural Gas / Sanitary Sewer / Water / Electricity			Occupancy:	Owner
View:	Yes- Spectacular Views!!				

Style of Home:	Rancher/Bungalow w/Bsmt.		Total Parking:	4	Covered Parking: 2
Construction:	Frame - Wood		Parking Access:	Front	
Foundation:	Concrete Slab		Parking Facilities:	Add. Parking Avail. / Det.Grge/Carport / RV Parking	
Exterior:	Vinyl				
Rainscreen:			Dist to Public Trans:	1 block	Dist to School Bus: 1 block
Type of Roof:	Asphalt		Possession:		
Renovations:		Reno Year:	Title to Land:	Freehold NonStrata	
Flooring:	Mixed		Seller's Interest:	Registered Owner /	
Water Supply:	City/Municipal		Mortgage Info:	0 /	
Heat/Fuel:	Electric / Wood				
No. of Fireplaces:	1	R/I Fireplaces:	Property Disclosure:	Y	
Fireplace Fuel:	Wood		Roughed in Plumb:		
Outdoor Area:	Fenced Yard / Patio(s) & Deck(s)		Fixtures Leas	No	
Pad Rental:			Fixt Removed:	Yes- Air conditioner	
Out Buildings:					

Legal: PL LMP41260 LT M BLK 2 DL 686 LD 36 GROUP 1. PID: 024-440-060

Amenities: In Suite Laundry / Guest Suite / Green House / Garden

Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW / Free Standing F/P or Woodstove / Garage Door Opener / Hot Tub Spa/Swirlpool / Satellite Dish / Security System / Storage Shed / Windows - Thermo / Vacuum Blt. In

Site Influences: Central Location / Marina Nearby / Private Yard / Recreation Nearby / Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Master Bedroom	13' X 18'	Main F.	Dining	13' X 16'6			X
Below	Bedroom	14' X 12'	Main F.	Bedroom	12' X 14'			X
Below	Recreation Room	16'8 X 24'			X			X
Below	Bedroom	14' X 12'			X			X
Main F.	Kitchen	21'2 X 14'			X			X
Main F.	Living Room	17' X 14'			X			X
Main F.	Dining	14'4 X 14'			X			X
Main F.	Office	11'6 X 12'6			X			X
Main F.	Kitchen	8'1 X 8'6			X			
Main F.	Living Room	15' X 15'6			X			

Floor Area (SqF

				Bathrooms
Main Floor Area SqFt:	1,904	Total # Rooms:	12	1 2 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt:	0	# Kitchens:	2	2 2 Piece; Ensuite: N; Level: Main F.
Finished Floor Down:	1,792	Finished Levels:	2	3 3 Piece; Ensuite: N; Level: Main F.
Finished Floor Bsmt SqFt:	0	Crawl/Bsmt Height:		4
Total Finished Floor SqFt:	3,696	Basement Area:	Full, Fully Finished, Separate Entry	5 3 Piece; Ensuite: Y; Level: Below
				6 4 Piece; Ensuite: N; Level:Below
Unfinished Floor:	0	Suite:		7
Grand Total Floor Area:	3,696			8

Listing Broker(s): Sutton Grp-West Coast Realty, Sutton Grp-West Coast Realty

Extreme Value in this amazing 2 level 3696 sqft Residence. Immaculately & Meticulously maintained 3 bdrm/den well appointed home has been built to the highest standards & only nine years young! Soak in the Sun on your private deck or concrete stamped patio overlooking manicured garden. Appreciate privacy, space and light on gorgeously landscaped subdividable 18,245 sqft lot. Detached wired Double Garage with RV hookup and additional parking situated on subdividable area offering building opportunities. The fully self contained guest accommodation is a Legal suite featuring Private Entry, 1 bdrm, en suite laundry & breathtaking ocean views.Walk to all of Gibsons vibrant shops,beaches and waterfront parks.