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JONIANDGAIL.COM
Fine Homes & Waterfront

GAIL BRACHAT
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Sunshine Coast, VSCSD (Sechelt District)
6229 MIKA RD

MLS # V915043

Residential Detached
Active

List Price:	$719,900				
		Complex/Subdiv:	West Sechelt		
		Postal Code:	V0N 3A7		
Frontage:	140.00 ft			Type:	HOUSE
Depth/Size:				Approx Yr Blt:	2006
Lot Area SqFt:	0	Bedrooms:	3	Age at List Date:	5
Rear Yard Exp:	North	Bathrooms:	3	Zoning:	R1
Meas Type:	Feet	Full Baths:	3	Taxes:	$4,409 /2011
Flood Plain:		Half Baths:	0	If New GST Incl:	
Serv. Connected:	Electricity / Natural Gas / Storm Sewer / Sanitary Sewer / Water			Occupancy:	Owner
View:	Yes- Spectacular Ocean Views!				

Style of Home:	Rancher/Bungalow w/Bsmt.		Total Parking:	4	Covered Parking: 2
Construction:	Frame - Wood		Parking Access:	Front	
Foundation:	Concrete Perimeter		Parking Facilities:	Garage; Double / Open	
Exterior:	Concrete / Wood				
Rainscreen:			Dist to Public Trans:	3 BLK	Dist to School Bus: 4 BLK
Type of Roof:	Asphalt		Possession:		
Renovations:		Reno Year:	Title to Land:	Freehold NonStrata	
Flooring:			Seller's Interest:	Registered Owner /	
Water Supply:	City/Municipal		Mortgage Info:	0 /	
Heat/Fuel:	Electric				
No. of Fireplaces:	1	R/I Fireplaces:	Property Disclosure:	Y	
Fireplace Fuel:	Wood		Roughed in Plumb:		
Outdoor Area:	Balcony(s); Patio(s) or Deck(s)		Fixtures Leas	No	
Pad Rental:			Fixt Removed:		
Out Buildings:					

Legal:	PL BCP5919 LT 24 DL 4296 LD 36 GROUP 1.	PID:	025-673-742
Amenities:	Garden		
Features Incl:	Clothes Washer/Dryer/Fridge/Stove/DW / Fireplace Insert		
Site Influences:	Shopping Nearby / Recreation Nearby / Central Location		

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Entrance Hall	7'10 X 9'4	Below	Bedroom	18' X 14'6			X
Main F.	Living Room	17'6 X 17'6	Below	Office	12' X 14'6			X
Main F.	Kitchen	12'8 X 14'4	Below	Great Room	23'10 X 22'6			X
Main F.	Dining	15' X 17'6			X			X
Main F.	Master Bedroom	16' X 14'6			X			X
Main F.	Walk-In Closet	5' X 11'			X			X
Main F.	Den	15' X 11'			X			X
Main F.	Bedroom	11' X 15'			X			X
Main F.	Pantry	4'10 X 5'8			X			
Main F.	Mud Room	15' X 8'6			X			

Floor Area (SqF

Main Floor Area SqFt:	2,130	Total # Rooms:	13
Finished Floor Up SqFt:	0	# Kitchens:	1
Finished Floor Down:	1,450	Finished Levels:	2
Finished Floor Bsmt SqFt:	0	Crawl/Bsmt Height:	
Total Finished Floor SqFt:	3,580	Basement Area:	Crawl
Unfinished Floor:	0	Suite:	
Grand Total Floor Area:	3,580		

Bathrooms

1 4 Piece; Ensuite: Y; Level: Main F.
2 4 Piece; Ensuite: N; Level: Main F.
3 4 Piece; Ensuite: N; Level: Below
4
5
6
7
8

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

Spectacular Ocean View Rancher w/walkout lower level in area of Fine homes.Quality built in 2006 this 2 level 3580 Sqft home features 3 beds, 3 full baths, media/ family room, rich wood floors,& imported tiles. Open design kitchen, dining & livingroom. Huge oversize windows throughout and 2 decks to enjoy stunning unobstructed Panoramic Views of Georgia Strait to Vancouver Island & Trail Bay.Very suitable space for families of any size & great too for retirees! Lower level features seperate entry ideal for guest accommadation. Beautiful easy care corner lot - ideal Southern exposure to enjoy beautiful sunsets. Convenient West Sechelt location close to shops, recreation & beaches.