

Presented by:
Erwin Huber
 RE/MAX Oceanview Realty
 Phone: (604) 885-4313 Cell: (604) 989-4242
 Email: info@realestate-britishcolumbia.com
 Website: www.realestate-britishcolumbia.com

Sunshine Coast, Pender Harbour Egmont Residential Detached
13458 SUNVIEW RD, VON 2HO **MLS# V789588** **Active**



List Price: \$449,000

Complex/Subdiv:

Frontage: 341.00 ft	Bedrooms: 3	PID: 007-072-082
Depth/Size: 626	Bathrooms: 2	Type: House with Acreage
Lot Area SqFt: 0.00	Full Baths: 1	Approx Yr Blt: 1995
Rear Yard Exp:	Half Baths: 1	Age at List Date: 14
Meas Type: Feet	If New GST Incl:	Taxes: \$1,369 (2009)
Flood Plain:	Zoning: CR1	
View: Y - MOUNT DANIEL GARDEN BAY AREA		
Serv. Connected: Electricity, Septic		

Style of Home: Rancher/Bungalow	Total Parking: Covered Parking: 0
Construction: Frame - Wood	Parking Access:
Foundation: Concrete Perimeter	Parking Facilities: Add. Parking Avail., Open, RV Parking Avail.
Exterior: Wood	
Rainscreen:	R/I Plumbing: Dist to Public Trans: Dist to School Bus:
Type of Roof: Metal	Possession:
Renovations:	Reno Year: Title to Land: Freehold NonStrata
Flooring: Mixed	Seller's Interest: Registered Owner
Water Supply: Other-Licensed	Mortgage Info: \$0
Heat/Fuel: Baseboard, Electric	
No. of Fireplaces: 1	R/I Fireplaces: Property Disclosure: Y
Fireplace Fuel: Wood	Out Buildings:
Outdoor Area: Sundeck(s)	
Pad Rental:	
Fixtures Leas: N	
Fixt Removed:	

Legal: PL 19114 LT 7 DL 3975 LD 37

Amenities:

Site Influences: Golf Course Dev., Private Setting, Recreation Nearby, Rural Setting, Treed

Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	13'8 X 13'8			X			X
Main F.	Kitchen	11'5 X 8'4			X			X
Main F.	Dining	11'2 X 11'2			X			X
Main F.	Bedroom	12'2 X 12'2			X			X
Main F.	Bedroom	12'2 X 12'2			X			X
Main F.	Bedroom	10'3 X 10'1			X			X
Main F.	Laundry	11'5 X 6'			X			X
Main F.	Other	15'6 X 7'2			X			X
		X			X			X
		X			X			X

Floor Area (SqFt):		Bathrooms
Main Floor Area SqFt: 1,100	Total # Rooms: 8	1 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt: 0	# Kitchens: 1	2 2 Piece; Ensuite: N; Level: Main F.
Finished Floor Down: 0	Finished Levels: 1	3
Finished Floor Bsmt SqFt: 0	Crawl/Bsmt Height: 4	4
Total Finished Floor SqFt: 1,100	Basement Area: Crawl	5
		6
Unfinished Floor: 0	Suite:	7
Grand Total Floor Area: 1,100		8

Listing Broker(s): RE/MAX Oceanview Realty

Sunny all year round and totally secluded 5 acre parcel of treed mountain range. One of the nicest acreages for sale in the Pender Harbour area. Offering an 1,100 sq. ft. cedar sided rancher, 40 foot long deck that overlooks Mt. Daniel and Garden Bay area. This lovely 3 bedroom home sits on this pristine acreage boasting pine floors, rustic wood stove updated kitchen and bathroom with spacious bedrooms. 100 sq.ft. guest cabin, two ponds and a spring that jets through this 5 acre parcel. Sit back and relax to the sound of nature on your own private paradise.

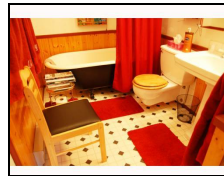
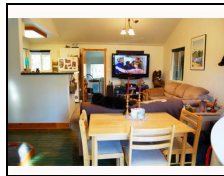
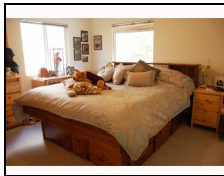
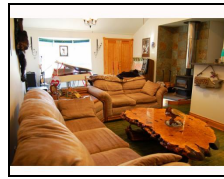
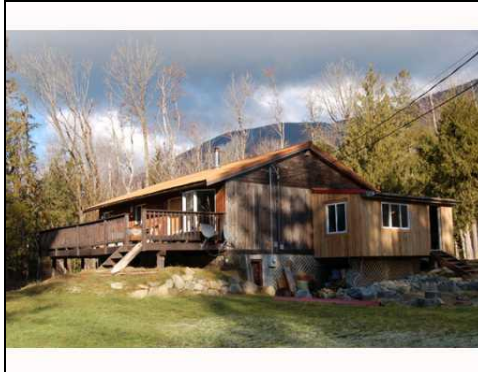


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Pender Harbour Egmont 13458 SUNVIEW RD \$ 449,000

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 Baths (F/H): 1 / 1 Type: House with Acreage
 Fin Floor Area: 1,100 Style: Rancher/Bungalow
 Approx Year Blt: 1995 Parking: / Add. Parking Avail., Open
 Features:

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