

Presented by:
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Sunshine Coast, Sechelt District Residential Detached
5781 TRAIL AV, VON 3A6 **MLS# V776638** **Active**



List Price: \$567,890

Complex/Subdiv:

Frontage: 0.00 ft	Bedrooms: 4	PID: 005-017-769
Depth/Size:	Bathrooms: 3	Type: House/Single Family
Lot Area SqFt: 9427.00	Full Baths: 3	Approx Yr Blt: 1993
Rear Yard Exp:	Half Baths: 0	Age at List Date: 16
Meas Type: Feet	If New GST Incl:	Taxes: \$4,070 (2009)
Flood Plain:	Zoning: R-1	

View: Y - GEORGIA STRAIT & SECHELT INLET
 Serv. Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water

Style of Home: 2 Storey w/Bsmt.	Total Parking: 4	Covered Parking: 1
Construction: Frame - Wood	Parking Access: Front	
Foundation: Concrete Perimeter	Parking Facilities: Carport; Single	
Exterior: Wood		
Rainscreen:	R/I Plumbing:	Dist to Public Trans:
Type of Roof: Wood		Dist to School Bus:
Renovations:	Reno Year:	Possession:
Flooring: Hardwood, Wall/Wall/Mixed		Title to Land: Freehold NonStrata
Water Supply: City/Municipal		Seller's Interest: Registered Owner
Heat/Fuel: Baseboard, Natural Gas		Mortgage Info: \$0
No. of Fireplaces: 2	R/I Fireplaces:	Property Disclosure: Y
Fireplace Fuel: Gas - Natural, Wood		Out Buildings:
Outdoor Area: Balcony(s); Patio(s) or Deck(s)		
Pad Rental:		
Fixtures Leas: N		
Fixt Removed:		

Legal: PL 18819 LT 122 BLK 10/11 DL 1331 LD 37
 Amenities: Guest Suite
 Site Influences: Central Location, Golf Course Nearby, Marina Nearby, Paved Road, Recreation Nearby, Shopping Nearby
 Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW, Compactor - Garbage, Garage Door Opener, Hot Tub Spa/Swirlpool, Jetted Bathtub

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	16' X 15'			X			X
Main F.	Kitchen	10'8 X 10'			X			X
Main F.	Master Bedroom	24' X 12'			X			X
Main F.	Bedroom	12' X 12'			X			X
Main F.	Office	15' X 14'			X			X
Main F.	Entrance Hall	7' X 6'			X			X
Above	Loft	10' X 5'2			X			X
Below	Bedroom	13' X 9'			X			X
Below	Bedroom	16' X 12'			X			X
Below	Entrance Hall	26' X 12'			X			X

Floor Area (SqFt):		Bathrooms	
Main Floor Area SqFt:	1,500	Total # Rooms:	10
Finished Floor Up SqFt:	300	# Kitchens:	1
Finished Floor Down:	1,900	Finished Levels:	3
Finished Floor Bsmt SqFt:	0	Crawl/Bsmt Height:	4
Total Finished Floor SqFt:	3,700	Basement Area:	Fully Finished
Unfinished Floor:	0	Suite:	7
Grand Total Floor Area:	3,700		8

Listing Broker(s): RE/MAX Oceanview Realty

You will be pleasantly surprised when you enter this wonderfully designed home. The craftsmanship and architectural flare are evident immediately. Perched atop solid bedrock overlooking the Sechelt Inlet. Three decks provide additional outlooks for that time of day when you need to wind down. Highly energy efficient home with double glazed windows, 10 inch thick walls on the North and East Sides keeping it cool in the summer and warm in the winter. The bonus of the bedrock means no grass to mow, just enjoy the stone's natural design. Stunningly attractive and most of all a solid and highly functional home. Minutes from all amenities! Yours to discover!!



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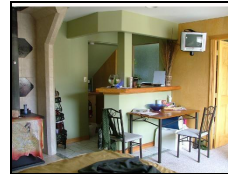
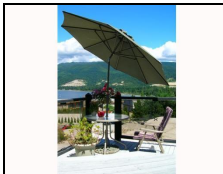
Sechelt District

5781 TRAIL AV

\$ 567,890

MLS# V776638

Active



Bedrooms:	4	Lot Sz(Sq Ft):	9,427
Baths (F/H):	3 / 0	Type:	House/Single Family
Fin Floor Area:	3,700	Style:	2 Storey w/Bsmt.
Approx Year Blt:	1993	Parking:	4 / Carport; Single

Features: Clothes Washer/Dryer/Fridge/Stove/DW, Compactor - Garbage, Garage Door Opener, Hot Tub Spa/Swirlpool, Jetted Bathtub,

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