



Presented by:  
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**Active**  
**R2405080**  
 Board: V  
 House with Acreage

**1582 OCEAN BEACH ESPLANADE**  
 Sunshine Coast  
 Gibsons & Area  
 VON 1V5

Residential Detached  
**\$998,900** (LP)  
 (SP)



Sold Date:  
 Meas. Type: **Feet**  
 Depth / Size: **217**  
 Lot Area (sq.ft.): **21,780.00**  
 Flood Plain:  
 Rear Yard Exp:  
 Council Apprv?:  
 If new, GST/HST inc?:

Frontage (feet): **100.00**  
 Bedrooms: **2**  
 Bathrooms: **1**  
 Full Baths: **1**  
 Half Baths: **0**

Original Price: **\$998,000**  
 Approx. Year Built: **1930**  
 Age: **89**  
 Zoning: **SFD**  
 Gross Taxes: **\$4,014.18**  
 For Tax Year: **2018**  
 Tax Inc. Utilities?:  
 P.I.D.: **014-695-626**  
 Tour: **Virtual Tour URL**

View: **Yes: Panoramic Waterfront**  
 Complex / Subdiv:  
 Services Connected: **Electricity, Septic, Water**  
 Sewer Type:

Style of Home: **1 Storey**  
 Construction: **Frame - Wood**  
 Exterior: **Wood**  
 Foundation: **Concrete Block**  
 Rain Screen:  
 Renovations: **Completely**  
 # of Fireplaces: **1**  
 Fireplace Fuel: **Wood**  
 Water Supply: **City/Municipal**  
 Fuel/Heating: **Baseboard, Electric**  
 Outdoor Area: **Patio(s)**  
 Type of Roof: **Asphalt**

Total Parking: Covered Parking: Parking Access: **Front**  
 Parking: **Open**

Dist. to Public Transit:  
 Title to Land: **Freehold NonStrata**  
 Dist. to School Bus:

Property Disc.: **Yes**  
 PAD Rental:  
 Fixtures Leased: **No** :  
 Fixtures Rmvd: :  
 Floor Finish: **Hardwood**

Legal: **LOT 4, BLOCK 4, PLAN VAP1275, DISTRICT LOT 909, NEW WESTMINSTER LAND DISTRICT**

Amenities:  
 Site Influences: **Waterfront Property**  
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'3 x 12'9			x			x
Main	Dining Room	9'10 x 6'3			x			x
Main	Kitchen	12'9 x 9'6			x			x
Main	Eating Area	5' x 9'6			x			x
Main	Master Bedroom	13'8 x 8'8			x			x
Main	Bedroom	9'7 x 9'5			x			x
Main	Other	10' x 14'			x			x
					x			x
					x			x
					x			x

Finished Floor (Main):	<b>873</b>	# of Rooms:	<b>7</b>	Bath	1	Floor	<b>Main</b>	# of Pieces	<b>4</b>	Ensuite?	<b>No</b>	Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens:	<b>1</b>		2							Barn:
Finished Floor (Below):	<b>0</b>	# of Levels:	<b>1</b>		3							Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite:			4							Pool:
Finished Floor (Total):	<b>873 sq. ft.</b>	Crawl/Bsmt. Height:			5							Garage Sz:
Unfinished Floor:	<b>0</b>	Beds in Basement:	<b>0</b>	Beds not in Basement:	<b>2</b>							Grg Dr Ht:
Grand Total:	<b>873 sq. ft.</b>	Basement:	<b>Crawl</b>									

Listing Broker(s): **Royal LePage Sussex-Tom Hassan**

**Waterfront Cottage on Bonniebrook Beach. Its all about the lifestyle. Completely renovated 1930 2 bedroom cottage is oozing with charm and style. Re-built with permits in 2013 this flat one-half acre low-bank waterfront property will captivate you with the expansive unobstructed views and sounds of the water, the trails of Chaster Park, the peaceful setting, SW exposure, walks on the beach or a meal at one of Gibsons favorite restaurants- Chasters. Perfect weekend or seasonal cabin or build your dream home. Modern design reno: vaulted ceilings- gourmet kitchen- stunning rock fireplace- re-finished H/W floors. Gardens, flat play areas forested meadows. Enjoy kayaking, paddle boarding, fishing. Langdale ferry and Gibson town centre 5 minutes drive. Bonus guest cottage. A must see!**