



Presented by:
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Active **R2464186** **1582 OCEAN BEACH ESPLANADE** Residential Detached
 Board: V Sunshine Coast **\$1,065,000** (LP)
 House with Acreage Gibsons & Area VON 1V5 (SP)



Sold Date: Frontage (feet): **100.00** Original Price: **\$1,065,000**
 Meas. Type: **Feet** Bedrooms: **2** Approx. Year Built: **1930**
 Depth / Size: **217** Bathrooms: **1** Age: **90**
 Lot Area (sq.ft.): **21,780.00** Full Baths: **1** Zoning: **SFD**
 Flood Plain: Half Baths: **0** Gross Taxes: **\$4,014.18**
 Rear Yard Exp: For Tax Year: **2018**
 Council Apprv?: Tax Inc. Utilities?:
 If new, GST/HST inc?: 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: Dist. to School Bus:
 Title to Land: **Freehold NonStrata**
 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): 873 | # of Rooms: 7 | Bath: 1 | Floor: Main | # of Pieces: 4 | Ensuite?: No | Outbuildings Barn: Workshop/Shed: Pool: Garage Sz: Grg Dr Ht: |
| Finished Floor (Above): 0 | # of Kitchens: 1 | 2 | | | | |
| Finished Floor (Below): 0 | # of Levels: 1 | 3 | | | | |
| Finished Floor (Basement): 0 | Suite: | 4 | | | | |
| Finished Floor (Total): 873 sq. ft. | Crawl/Bsmt. Height: | 5 | | | | |
| Unfinished Floor: 0 | Beds in Basement: 0 | 6 | | | | |
| Grand Total: 873 sq. ft. | Basement: Crawl | 7 | | | | |
| | Beds not in Basement: 2 | 8 | | | | |

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

Everyones favourite waterfront Cottage on Bonniebrook Beach. Its all about the lifestyle. Completely renovated 1930s 2 bedroom cottage is oozing with charm and style. Re-built with permits in 2013 -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 Gibsons favorite restaurant- Chasters a short walk away. Perfect weekend or seasonal cabin or build your dream home. Modern 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.