



Presented by:

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elevation

Active
R2217341
Board: F
House with Acreage

12470 CASCADE COURT

Mission
Dewdney Deroche
V2V 7G9

Residential Detached

\$1,100,000 (LP)

(SP)



Sold Date:	Frontage (feet):	131.00	Original Price: \$1,100,000
Meas. Type: Feet	Bedrooms:	4	Approx. Year Built: 2009
Depth / Size: (2.49AC)	Bathrooms:	4	Age: 8
Lot Area (sq.ft.): 108,464.40	Full Baths:	3	Zoning: RS2
Flood Plain: No	Half Baths:	1	Gross Taxes: \$3,202.92
Rear Yard Exp:			For Tax Year: 2017
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 025-884-123
			Tour:

View: **No :**
Complex / Subdiv:
Services Connected: **Electricity, Septic**

Style of Home: **1 1/2 Storey**
Construction: **Frame - Wood**
Exterior: **Mixed, Vinyl**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **0**
Fireplace Fuel:
Water Supply: **Well - Drilled**
Fuel/Heating: **Electric, Forced Air, Heat Pump**
Outdoor Area: **Patio(s) & Deck(s)**
Type of Roof: **Asphalt**

Reno. Year:
R.I. Plumbing:
R.I. Fireplaces:

Total Parking: **10** Covered Parking: **3** Parking Access: **Front, Rear**
Parking: **Garage; Triple**

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

Property Disc.: **No**
PAD Rental:
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Laminate, Other**

Legal: **PL BCP10059 LT B LD 36 SEC 19 TWP 21**

Amenities: **None**

Site Influences: **Cul-de-Sac, Private Setting, Rural Setting**
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'6" x 24'	Above	Bedroom	18' x 16'			x
Main	Kitchen	15' x 20'	Above	Other	18' x 16'			x
Main	Dining Room	12' x 14'			x			x
Main	Eating Area	12' x 10'			x			x
Main	Laundry	11'6" x 9'			x			x
Main	Master Bedroom	18' x 20'			x			x
Main	Bedroom	14' x 17'			x			x
Main	Bedroom	11' x 17'			x			x
Above	Games Room	30' x 16'			x			
Above	Storage	20' x 30'			x			

Finished Floor (Main):	2,584	# of Rooms: 12	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	1,291	# of Kitchens: 1	1	Main	5	Yes	Barn:
Finished Floor (Below):	0	# of Levels: 2	2	Main	4	No	Workshop/Shed:
Finished Floor (Basement):	0	Suite: None	3	Main	2	No	Pool:
Finished Floor (Total):	3,875 sq. ft.	Crawl/Bsmt. Height: 3'	4	Above	4	No	Garage Sz:
		Beds in Basement: 0	5				Door Height:
Unfinished Floor:	0	Basement: Crawl	6				
Grand Total:	3,875 sq. ft.	Beds not in Basement: 4	7				
			8				

Listing Broker(s): **RE/MAX Treeland Realty**

RE/MAX Treeland Realty

Come and see this unique custom-built home perched on 2.49 acres! This 4 bedroom, 4 bathroom, 3 car garage home sits 35' above the road and 350' from it. Features include a huge open kitchen with a 10' island with cupboards on both sides and power. 20' ceiling in the open area to the Games Room above, three bedrooms on the main floor, a heated & insulated 3' crawl space under the entire home, two hot water tanks, a five-stage electric furnace with heat pump, a 30 year heat-sealed roof, a generator with a 39 horsepower VW engine that runs on propane (1,000 gallon propane tank. The generator comes on automatically once per week), and an RV sani-station on site! Check out the pics and drone footage and then call to book your viewing!