



Presented by:
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Active **7824 & 7826 EAGLE DRIVE** Residential Detached
R2453628 Sunshine Coast
 Board: V Halfmn Bay Secret Cv Redroofs **\$1,199,000** (LP)
 House/Single Family VON 1Y1 (SP)



Sold Date: Frontage (feet): **86.00** Original Price: **\$1,199,000**
 Meas. Type: **Feet** Bedrooms: **6** Approx. Year Built: **2009**
 Depth / Size: **209 IRR** Bathrooms: **5** Age: **11**
 Lot Area (sq.ft.): **25,700.40** Full Baths: **4** Zoning: **R2**
 Flood Plain: Half Baths: **1** Gross Taxes: **\$4,472.50**
 Rear Yard Exp: Council Apprv?: For Tax Year: **2019**
 If new, GST/HST inc?: Tax Inc. Utilities?:
 P.I.D.: **007-038-569**
 Tour: **Virtual Tour URL**

View: **: Forest**
 Complex / Subdiv:
 Services Connected: **Electricity, Natural Gas, Septic, Water**
 Sewer Type: **Septic**

Style of Home: **2 Storey w/Bsmt.**
 Construction: **Frame - Wood**
 Exterior: **Wood**
 Foundation: **Concrete Perimeter**
 Rain Screen: **Full**
 Renovations: Reno. Year:
 # of Fireplaces: **2** R.I. Plumbing:
 Fireplace Fuel: **Natural Gas, Wood** R.I. Fireplaces:
 Water Supply: **City/Municipal** Metered Water:
 Fuel/Heating: **Electric, Radiant, Wood**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
 Type of Roof: **Asphalt**

Total Parking: **7** Covered Parking: **0** Parking Access: **Front, Side**
 Parking: **Open**
 Dist. to Public Transit: **1 BLK** Dist. to School Bus: **1 BLK**
 Title to Land: **Freehold NonStrata**
 Property Disc.: **Yes**
 PAD Rental:
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Hardwood, Tile, Wall/Wall/Mixed**

Legal: **LOT 30, BLOCK 3, PLAN VAP18693, DISTRICT LOT 1324, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Garden, Guest Suite, In Suite Laundry, Sauna/Steam Room, Storage**

Site Influences: **Cul-de-Sac, Greenbelt, Paved Road, Private Yard, Recreation Nearby**

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Fireplace Insert, Pantry, Smoke Alarm, Vaulted Ceiling**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	8' x 8'	Bsmt	Storage	12'5 x 10'			x
Main	Living Room	22' x 16'	Bsmt	Kitchen	16' x 14'			x
Main	Dining Room	12' x 12'	Bsmt	Living Room	16' x 12'			x
Main	Kitchen	10'2' x 15'	Bsmt	Master Bedroom	10' x 10'			x
Main	Laundry	8'2' x 15'9"			x			x
Main	Bedroom	11'6' x 10'9"	Below	Master Bedroom	23' x 10'6"			x
Main	Master Bedroom	20'8' x 16'	Below	Kitchen	12' x 10'			x
Above	Bedroom	15' x 16'	Below	Living Room	11'5' x 11'5"			x
Above	Bedroom	15' x 16'	Below	Loft	15'5' x 16'			x
Bsmt	Recreation	37' x 16'			x			x

Finished Floor (Main): 1,665	# of Rooms: 18	Bath	Floor	# of Pieces	Ensuite?	Outbuildings Barn: Workshop/Shed: Pool: Garage Sz: Grg Dr Ht:
Finished Floor (Above): 512	# of Kitchens: 3	1	Main	4	No	
Finished Floor (Below): 0	# of Levels: 3	2	Main	4	Yes	
Finished Floor (Basement): 1,665	Suite: Unauthorized Suite	3	Bsmt	2	No	
Finished Floor (Total): 3,842 sq. ft.	Crawl/Bsmt. Height:	4	Bsmt	3	No	
Unfinished Floor: 0	Beds in Basement: 1 Beds not in Basement: 5	5				
Grand Total: 3,842 sq. ft.	Basement: Fully Finished	6	Below	4	Yes	
		7				
		8				

Listing Broker(s): **Sotheby's International Realty Canada** **RE/MAX Treeland Realty**

Custom home built by Stevenson Construction features a gorgeous executive style 4-bedroom home with a separate entry, one-bedroom basement suite, and self-contained one-bedroom cottage. Just moments from Sargent Bay beach and only ten minutes to Sechelt. Over 1/2 acres, bordering the provincial park boundary, offers homeowners complete privacy. Large windows allow the light to pour into the home from all sides. Luxurious master with triple head steam shower in ensuite. Two large wrap-around decks leading off the main living area and basement suite below. Patio spaces for evening campfires, large veggie gardens, terraced and mature landscaping separating the main home from the cottage. Fabulous family home with multiple revenue options! Check listing realtors website for extra info & pics.