



Presented by:  
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**Active**  
**R2405113**  
Board: V  
House/Single Family

**41446 GOVERNMENT ROAD**

Squamish  
Brackendale  
V0N 1T0

Residential Detached

**\$1,165,000** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>69.80</b>	Original Price: <b>\$1,189,900</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>4</b>	Approx. Year Built: <b>2004</b>
Depth / Size: <b>197.3</b>	Bathrooms:	<b>3</b>	Age: <b>15</b>
Lot Area (sq.ft.): <b>13,778.00</b>	Full Baths:	<b>2</b>	Zoning: <b>RS1</b>
Flood Plain:	Half Baths:	<b>1</b>	Gross Taxes: <b>\$5,392.31</b>
Rear Yard Exp:			For Tax Year: <b>2019</b>
Council Apprv?:			Tax Inc. Utilities?:
If new, GST/HST inc?:			P.I.D.: <b>025-629-808</b>
			Tour: <b>Virtual Tour URL</b>

View: **Yes: Mountain Views**

Complex / Subdiv: **Brackendale**

Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Sewer Type: **City/Municipal**

Style of Home: **2 Storey**  
Construction: **Frame - Wood**  
Exterior: **Fibre Cement Board**  
Foundation: **Concrete Slab**  
Rain Screen: **Full**  
Renovations:  
# of Fireplaces: **2**  
Fireplace Fuel: **Natural Gas**  
Water Supply: **City/Municipal**  
Fuel/Heating: **Forced Air, Heat Pump, Natural Gas**  
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**  
Type of Roof: **Asphalt**

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

Metered Water:

Total Parking: **7** Covered Parking: **2** Parking Access: **Lane, Rear**  
Parking: **DetachedGrge/Carport, Garage; Double, RV Parking Avail.**

Dist. to Public Transit: **1 block** Dist. to School Bus:  
Title to Land: **Freehold NonStrata**

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

Legal: **LOT 9, PLAN BCP4685, SECTION 14, TOWNSHIP 50, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Lane Access, Recreation Nearby, Shopping Nearby**

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Fireplace Insert, Garage Door Opener, Pantry**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12' x 14'	Main	Patio	10' x 15'3			x
Main	Foyer	10'7 x 7'11	Main	Patio	22' x 28'5			x
Main	Bedroom	10' x 12'2	Above	Master Bedroom	12'4 x 20'4			x
Main	Flex Room	7'6 x 9'	Above	Walk-In Closet	6'1 x 6'9			x
Main	Laundry	7'11 x 9'	Above	Bedroom	13' x 15'			x
Main	Kitchen	12' x 14'6	Above	Bedroom	10' x 13'			x
Main	Dining Room	6'7 x 12'5			x			x
Main	Family Room	13'11 x 14'11			x			x
Main	Media Room	20' x 19'6			x			x
Main	Patio	8' x 23'2			x			x

Finished Floor (Main):	<b>1,711</b>	# of Rooms: <b>16</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>1,059</b>	# of Kitchens: <b>1</b>	1	Main	<b>2</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>0</b>	# of Levels: <b>2</b>	2	Above	<b>3</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite:	3	Above	<b>5</b>	<b>Yes</b>	Pool:
Finished Floor (Total):	<b>2,770 sq. ft.</b>	Crawl/Bsmt. Height: <b>6'</b>	4				Garage Sz: <b>27'1 x 23'</b>
		Beds in Basement: <b>0</b>	5				Grg Dr Ht: <b>7'10"</b>
		Basement: <b>Crawl</b>	6				
Unfinished Floor:	<b>683</b>	Beds not in Basement: <b>4</b>	7				
Grand Total:	<b>3,453 sq. ft.</b>		8				

Listing Broker(s): **VPG Realty Inc.**

**Do not let this address fool you - excellent value and unique features set this home apart! 1. LOT. Offering 13,770sf with lane access, this large bright lot offers mountain views, outdoor play areas for kids and a ton of storage for RV/boat. 2. HOUSE. This 2,770sf 4 bed (3 up, 1 down) 2.5 bath family home is well cared for. High quality finishings include HW floors, over-height ceilings, hardie siding and two cozy gas fireplaces. Recent updates include interior paint and kitchen appliances w/ gas range. Looking to build an in-law suite? Option to convert unique media room for multi-family living. 3. POTENTIAL. As is, the 683sf detached garage is the perfect man cave. Plumbed and offering a 100amp service, the garage is COACH HOUSE ready. Seller has engineered plans ready for DOS review.**