



Royal LePage Sunshine Coast | 5485 Wharf Rd., Sechelt, BC & 12874 Madeira Park Rd., Pender Harbour, BC
1-800-792-7719 * Sechelt 604-885-5414 * Pender Harbour 604-883-9212 * info@sunshinecoasthomes.com

13063 Sunshine Coast Hwy. | Madeira Park, BC

"Affordable Rancher on a Large Level Lot"



Located close to Madeira Park shops, schools, 9 hole public golf course and marinas, this enticing 1152 sqft 3 bedroom home offers a detached garage / workshop with separate wood shed and a concrete pond. Inside you'll enjoy an enclosed porch off the kitchen, a wood burning fireplace and a large laundry / craft room. New metal roof in 2009. RV parking. Now accessible from the east end of E. Oyster Bay Rd. Call today to view.





Presented by:
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Sunshine Coast, Pender Harbour Egmont **MLS# V877439** Residential Detached
13063 SUNSHINE COAST HY, VON 2H1 **Active**



List Price: **\$259,900**

Complex/Subdiv:

Frontage: 171.00 ft	Bedrooms: 3	PID: 007-694-962
Depth/Size: 189	Bathrooms: 1	Type: House/Single Family
Lot Area SqFt: 58806.24	Full Baths: 1	Approx Yr Bilt: 1974
Rear Yard Exp: N	Half Baths: 0	Age at List Date: 37
Meas Type: Feet	If New GST/HST Incl: 	Taxes: \$1,022 (2010)
Flood Plain: 	Zoning: R3	
View: N		
Serv. Connected: Electricity, Septic, Water		

Style of Home: Rancher/Bungalow	Total Parking: 6	Covered Parking: 1
Construction: Frame - Wood	Parking Access: Front	
Foundation: Concrete Block	Parking Facilities: Det.Grge/Carport, Open, RV Parking Avail.	
Exterior: Other		
Rainscreen: 	R/I Plumbing: 	Dist to Public Trans:
Type of Roof: Metal	Reno Year: 	Dist to School Bus:
Renovations: 	Title to Land: Freehold NonStrata	
Flooring: Wall/Wall/Mixed	Seller's Interest: Registered Owner	
Water Supply: Well - Drilled	Mortgage Info: \$0	
Heat/Fuel: Electric, Baseboard	Property Disclosure: Y	
No. of Fireplaces: 1	R/I Fireplaces: 	Out Buildings: /Garage Sz: 12'9 x 19'6/Door Ht: 7'
Fireplace Fuel: Wood		
Outdoor Area: Patio(s)		
Pad Rental: 		
Fixtures Leas: N		
Fixt Removed: N		

Legal: **PL 15098 LT 1 DL 3964 LD 36 GROUP 1.**

Amenities:

Site Influences: **Golf Course Nearby, Marina Nearby, Recreation Nearby, Rural Setting, Shopping Nearby**

Features Incl: **Clothes Washer/Dryer, Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	19'6 X 11'6			X			X
Main F.	Kitchen	11'6 X 15'6			X			X
Main F.	Bedroom	11'6 X 12'10			X			X
Main F.	Bedroom	11'6 X 11'6			X			X
Main F.	Bedroom	9' X 11'6			X			X
Main F.	Utility	11'6 X 11'6			X			X
Main F.	Porch (enclosed)	10' X 14'			X			X
					X			X
					X			X
					X			X

Floor Area (SqFt):		Bathrooms
Main Floor Area SqFt: 1,152	Total # Rooms: 7	1 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt: 0	# Kitchens: 1	
Finished Floor Down: 0	Finished Levels: 1	
Finished Floor Bsmt SqFt: 0	Crawl/Bsmt Height: 	
Total Finished Floor SqFt: 1,152	Basement Area: None	
Unfinished Floor: 0	Suite: 	
Grand Total Floor Area: 1,152		

Listing Broker(s): **Royal LePage Sunshine Coast**

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Frequently Asked Questions...



Q: How long does it take to get to the property from Vancouver?

A: The trip consists of a 45 minute ferry ride from Vancouver and a scenic 60 minute drive along the Sunshine Coast Hwy.

Q: How far is it from amenities?

A: Madeira Park shops, restaurants, health clinic and pharmacy are a 5 minutes by car to the south. Pender Harbour Golf Course, swimming pool and high school are a similar short drive north of the property.

Q: Is there access to the property other than directly off the highway?

A: Yes, there is access to the back of the property from a quiet cul-de-sac at the end of East Oyster Bay Rd..

Q: What is the annual cost for water?

A: Water \$220.50—payable to the SCR.D.

Q: Is there regular garbage service?

A: Harbour Disposal offers a collection service every Thursday at a cost of \$5 per week.

Q: Are there marinas in the area?

A: The Madeira Park area offers moorage at two community wharfs, commercial marinas as well as private moorage options.

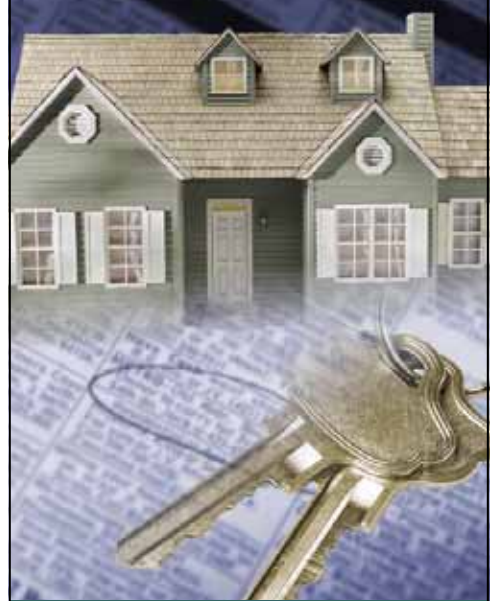
Q: What is the source of water to the property?

A: There is a drilled well and a sturdy well house that is also useful for storage.

Q: Is this property on Septic or Sewer?

A: The property has a conventional septic system.

We're here to help.
Call us today.



If you are moving, we can help make the experience as economical and comfortable as possible.

Having the right information and advisors is a important part of making wise financial decision.

- ◆ Do you require financing?
- ◆ Do you have a mortgage to transfer?
- ◆ Do you have a mortgage broker to help you make these decisions?
- ◆ Do you know how much you can afford?
- ◆ How much do you have for a down payment?
- ◆ Do you need a local lawyer or notary to facilitate a transaction or review paperwork?

Call us at (604) 885-5414

Ask for Alan or Dave at Royal LePage Sunshine Coast 604-885-5414

Madeira Park



Madeira Park is an unincorporated community located on the Sunshine Coast of BC. Collectively, Garden Bay, Madeira Park, and Irvine's Landing are known as Pender Harbour. Madeira Harbour is located off of Highway 101 in Pender Harbour. Travelers from the Lower Mainland should take a ferry from Horseshoe Bay to Langdale, and then drive 50 kilometers northwest on Highway 101.

Pender Harbour is the most popular diving spot on the Sechelt Peninsula. Hire a guide or rent a boat and go exploring around Fearney Bluffs, Nelson Rock, and the Anderson and Charles Islands. Enjoy relaxing walks down easy paths, or go on more difficult hikes through the area surrounding Pender Harbour. The routes to Pender Hill and up Mount Daniel are popular with experienced hikers, their summits providing spectacular views overlooking the harbour.

Pender Harbour is well-known for its salmon fishing. Other fish to be caught here include cod, flounder, and snapper, as well as surface-feeding trout.

The Pender Harbour Blues Festival & Pender Harbour Jazz Festival both feature concerts held in all three local communities, Garden Bay, Madeira Park and Irvines Landing. The Blues Festival kicks off the summer and the Jazz Festival takes place annually on the third weekend of September.

With fewer than 3000 residence, Pender Harbour offers a surprising array of amenities. The Painted Boat Resort and Spa with its world class restaurant and marina adds a touch of class to this charming sea-side village. The Pender Harbour Golf Course offers 9 challenging holes at very reasonable rates with memberships available. The Pender Harbour Health Clinic includes a full time Dentist and Medical Clinic as well as offering a variety of other services including chiropractors and physiotherapists. Shopping includes an IGA, the Oak Tree Market (great butcher!), liquor store, pharmacy, RONA, tool rental yard, handi-craft s and furniture stores, as well as and art gallery and book & gift stores. Restaurants, pubs and coffee shops round out the rest of the business community.

Pender Harbour also features a pre-school, Madeira Park Elementary School (K-6) and Pender Harbour High School (7-12).

Madeira Park is a safe and secure community with access to some of the finest boating and kayaking anywhere in the world!



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Start your search with us right now for your own "piece of paradise". Share your Sunshine Coast Dream ideas with us and we will make them a reality!

We're marketing a lifestyle on the Sunshine Coast,

Alan Stewart & Dave Milligan

Licensed Realtors and Team Leaders



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