



WestCoast Realty™

You've found a home

Marla Jensen

Personal Real Estate Corporation

www.marlaj.com

604 741 4225

jensenmarla7@gmail.com



838 Tralee Plc. SEE BACK FOR MORE DETAILS...



Presented by:
Marla Jensen PREC*
 Sutton Group-West Coast Realty
 Phone: 604-741-4225
 http://www.marla7.com
 jensenmarla7@gmail.com



Active
R2313132
 Board: V
 House/Single Family

838 TRALEE PLACE
 Sunshine Coast
 Gibsons & Area
 V0N 1V7

Residential Detached
\$689,000 (LP)
 (SP) **M**



Sold Date: Frontage (feet): **62.00** Original Price: **\$689,000**
 Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1992**
 Depth / Size: **215 IRR** Bathrooms: **3** Age: **26**
 Lot Area (sq.ft.): **13,721.00** Full Baths: **3** Zoning: **R3**
 Flood Plain: Half Baths: **0** Gross Taxes: **\$3,748.60**
 Rear Yard Exp: **East** For Tax Year: **2016**
 Council Apprv?: Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **016-717-031**
 Tour: **Virtual Tour URL**

View: ;
 Complex / Subdiv:
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: **2 Storey**
 Construction: **Frame - Wood**
 Exterior: **Stucco**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **2**
 Fireplace Fuel: **Natural Gas**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Forced Air, Natural Gas**
 Outdoor Area: **Patio(s) & Deck(s)**
 Type of Roof: **Asphalt**

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

Total Parking: **5** Covered Parking: **2** Parking Access: **Front**
 Parking: **Garage; Double, RV Parking Avail.**
 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: **Mixed**

Legal: **PL VAP23070 LT S BLK 1 DL 688 LD 36. GROUP 1.**

Amenities: **Garden, Green House**

Site Influences: **Central Location, Cul-de-Sac, Marina Nearby, Recreation Nearby, Shopping Nearby**
 Features: **CltHwsh/Dryr/Frdg/Stve/DW, Storage Shed, Vacuum Blt. In, Vaulted Ceiling**

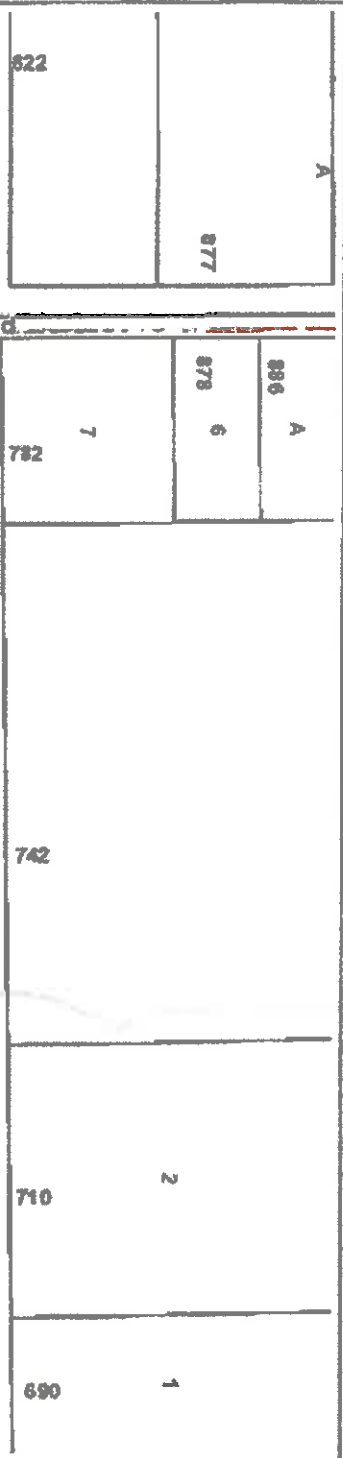
Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	11'4 x 13'0			x			x
Main	Family Room	16'11 x 12'6			x			x
Main	Foyer	7'10 x 9'0			x			x
Main	Dining Room	11'2 x 9'8			x			x
Main	Living Room	16'0 x 11'5			x			x
Above	Master Bedroom	13'0 x 16'8			x			x
Above	Bedroom	9'9 x 10'10			x			x
Above	Bedroom	9'3 x 13'0			x			x
		x			x			
		x			x			

Finished Floor (Main):	1,169	# of Rooms:	8	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	695	# of Kitchens:	1	1	Above	4	No	Barn:
Finished Floor (Below):	0	# of Levels:	2	2	Above	4	Yes	Workshop/Shed:
Finished Floor (Basement):	0	Suite:		3	Main	3	No	Pool:
Finished Floor (Total):	1,864 sq. ft.	Crawl/Bsmt. Height:		4				Garage Sz:
Unfinished Floor:	0	Beds in Basement:	0	5				Door Height:
Grand Total:	1,864 sq. ft.	Basement: Crawl		6				
		Bedrooms not in Basement:	3	7				
				8				

Listing Broker(s): **Sutton Group-West Coast Realty**

Amazing family home located on a no thru street and backing onto a park. Spacious main floor with cathedral ceilings in the living, dining room & kitchen perfect for entertaining, 2 gas fireplaces, family room has French doors that lead to the back deck and private back yard, large kitchen has views of the backyard, 3 bed, 3 baths. Backyard features a deck & cement patio, veggie garden, greenhouse, shed and mature shrubs. Paved driveway leads to a double garage. Central location where you can walk to upper or lower Gibsons & a 5 minute drive to the ferry. 50 year roof, built in vac, new hot water tank & 5 new Appliances! Nothing to do but move in!

838 Tralee



- Legend**
- Parcel Boundaries
 - Jurisdiction
 - Golf Courses
 - Parks
 - SORD Park
 - Recreation Site
 - Municipal Park
 - Provincial Park
 - Wharf
 - Cemetery
 - Band Lands



This information has been compiled by the Sunshine Coast Regional District (SCRD) using data derived from a number of sources with varying levels of accuracy. The SCRD disclaims all responsibility for the accuracy or completeness of this information.

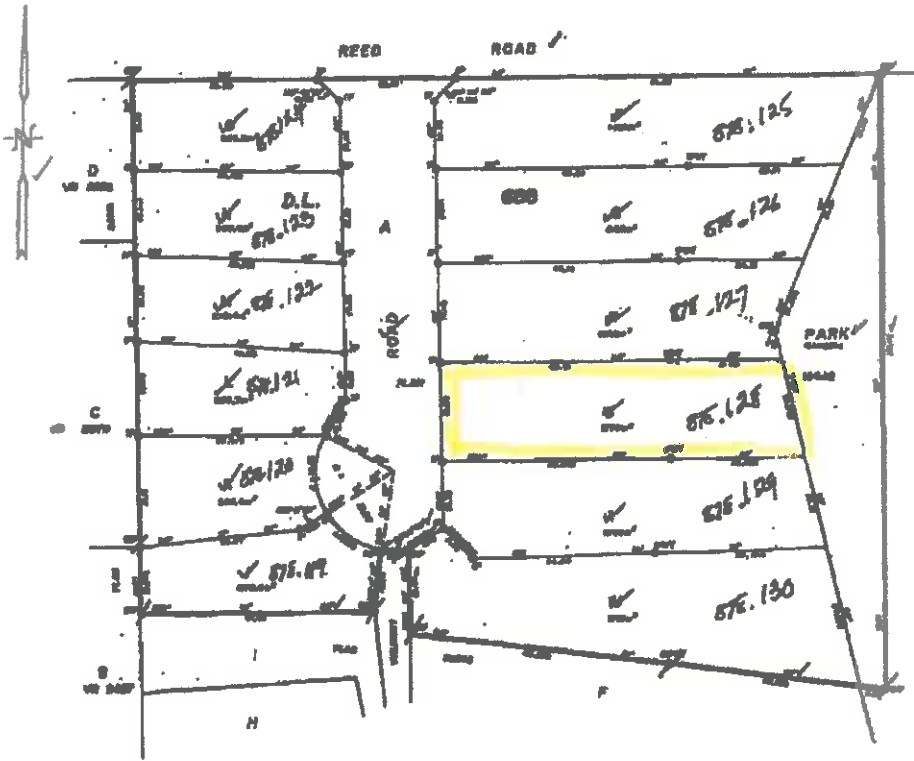


4/5/2018
1:3,887

**SUBDIVISION PLAN OF LOT A (EXCEPT PLANS 2303 AND 2305),
BLOCK 1, D.L. 600, PLAN 10782.**

SCALE: 1" = 50'
 1" = 100'
 1" = 200'

PLAN 23070
 Reported to the Land Title Office of
 Vancouver, B.C. on the 28th day of
 December, 1968.



REGISTERED
 (Signature)
 (Signature)
 (Signature)
 (Signature)
 (Signature)

APPROVED
 (Signature)
 (Signature)
 (Signature)
 (Signature)
 (Signature)



NOTES
 Changes are indicated and plan shaded
 the following:
 (a) for additions to the plan
 (b) for deletions to the plan
 (c) for minor changes
 (d) for changes to the plan

LEGAL OPINION
 I, L.L. Bennett, a British Columbia land
 surveyor, of the Town of Victoria, in the
 presence of L.L. Bennett, certify that
 I am a member of and generally acknowledge
 the survey represented by this plan, and that
 the survey and plan are correct. The survey
 was completed on the 28th day of
 December, 1968.
 L.L. Bennett
 L.S. 10000

APPROVED
 (Signature)
 (Signature)

578.119

INFORMATION ABOUT THE PROPERTY DISCLOSURE STATEMENT RESIDENTIAL

If this disclosure statement is being used for bare land strata, use the Property Disclosure Statement – Strata Properties along with this form.

THIS INFORMATION IS INCLUDED FOR THE ASSISTANCE OF THE PARTIES ONLY. IT DOES NOT FORM PART OF THE PROPERTY DISCLOSURE STATEMENT.

EFFECT OF THE PROPERTY DISCLOSURE STATEMENT:

The property disclosure statement will not form part of the Contract of Purchase and Sale unless so agreed by the buyer and the seller. This can be accomplished by inserting the following wording in the Contract of Purchase and Sale:

"The attached Property Disclosure Statement dated
_____ yr. _____ is incorporated into
and forms part of this contract."

ANSWERS MUST BE COMPLETE AND ACCURATE:

The property disclosure statement is designed, in part, to protect the seller by establishing that all relevant information concerning the premises has been provided to the buyer. It is important that the seller not answer "do not know" or "does not apply" if, in fact, the seller knows the answer. An answer must provide all relevant information known to the seller. In deciding what requires disclosure, the seller should consider whether the seller would want the information if the seller was a potential buyer of the premises.

BUYER MUST STILL MAKE THE BUYER'S OWN INQUIRIES:

The buyer must still make the buyer's own inquiries after receiving the property disclosure statement. Each question and answer must be considered, keeping in mind that the seller's knowledge of the premises may be incomplete. Additional information can be requested from the seller or from an independent source such as the Municipality or Regional District. The buyer can hire an independent, licensed inspector to examine the premises and/or improvements to determine whether defects exist and to provide an estimate of the cost of repairing problems that have been identified on the property disclosure statement or on an inspection report.

FOUR IMPORTANT CONSIDERATIONS:

1. The seller is legally responsible for the accuracy of the information which appears on the property disclosure statement. Not only must the answers be correct, but they must be complete. The buyer will rely on this information when the buyer contracts to purchase the premises. Even if the property disclosure statement is not incorporated into the Contract of Purchase and Sale, the seller will still be responsible for the accuracy of the information on the property disclosure statement if it caused the buyer to agree to buy the property.
2. The buyer must still make the buyer's own inquiries concerning the premises in addition to reviewing a property disclosure statement, recognizing that, in some cases, it may not be possible to claim against the seller, if the seller cannot be found or is insolvent.
3. Anyone who is assisting the seller to complete a property disclosure statement should take care to see that the seller understands each question and that the seller's answer is complete. It is recommended that the seller complete the property disclosure statement in the seller's own writing to avoid any misunderstanding.
4. If any party to the transaction does not understand the English language, consider obtaining competent translation assistance to avoid any misunderstanding.



PROPERTY DISCLOSURE STATEMENT RESIDENTIAL



Date of disclosure: October 5, 2018

The following is a statement made by the seller concerning the premises or bare-land strata lot located at:

ADDRESS/BARE-LAND STRATA LOT #: 838 Tralee Plc. Gibsons

V0N 1V7

(the "Premises")

<p>THE SELLER IS RESPONSIBLE for the accuracy of the answers on this property disclosure statement and where uncertain should reply "Do Not Know." This property disclosure statement constitutes a representation under any Contract of Purchase and Sale if so agreed, in writing, by the seller and the buyer.</p>	<p>THE SELLER SHOULD INITIAL THE APPROPRIATE REPLIES.</p>			
1. LAND	YES	NO	DO NOT KNOW	DOES NOT APPLY
A. Are you aware of any encroachments, unregistered easements or unregistered rights-of-way?		Jm	X	X
B. Are you aware of any existing tenancies, written or oral?		Jm	X	X
C. Are you aware of any past or present underground oil storage tank(s) on the Premises?		Jm	X	X
D. Is there a survey certificate available?		Jm	X	X
E. Are you aware of any current or pending local improvement levies/charges?		Jm	X	X
F. Have you received any other notice or claim affecting the Premises from any person or public body?		Jm	X	X
2. SERVICES				
A. Indicate the water system(s) the Premises use: Municipal <input checked="" type="checkbox"/> Community <input type="checkbox"/> Private <input type="checkbox"/> Well <input type="checkbox"/> Not Connected <input type="checkbox"/> Other _____		Jm		
B. Are you aware of any problems with the water system?		Jm	X	
C. Are records available regarding the quantity of the water available?		Jm	X	
D. Indicate the sanitary sewer system the Premises are connected to: Municipal <input checked="" type="checkbox"/> Community <input type="checkbox"/> Septic <input type="checkbox"/> Lagoon <input type="checkbox"/> Not Connected <input type="checkbox"/> Other _____		Jm		
E. Are you aware of any problems with the sanitary sewer system?		Jm	X	
F. Are there any current service contracts; (i.e., septic removal or maintenance)?		Jm	X	
G. If the system is septic or lagoon and installed after May 31, 2005, are maintenance records available?		Jm	X	
3. BUILDING				
A. To the best of your knowledge, are the exterior walls insulated?	Jm			
B. To the best of your knowledge, is the ceiling insulated?	Jm			
C. To the best of your knowledge, have the Premises ever contained any asbestos products?		Jm		
D. Has a final building inspection been approved or a final occupancy permit been obtained?	Jm			
E. Has the fireplace, fireplace insert, or wood stove installation been approved i.) by local authorities? <input type="checkbox"/> ii.) received WETT certificate? <input type="checkbox"/>	Jm			
F. Are you aware of any infestation or unrepaired damage by insects or rodents?		Jm	X	
G. Are you aware of any structural problems with any of the buildings?		Jm	X	
H. Are you aware of any additions or alterations made in the last sixty days?		Jm	X	
I. Are you aware of any additions or alterations made without a required permit and final inspection; e.g., building, electrical, gas, etc.?		Jm	X	

INITIALS

ADDRESS/BARE-LAND STRATA LOT #: 838 Tralee Plc.

Gibsons

V0N 1V7

3. BUILDING (continued):	YES	NO	DO NOT KNOW	DOES NOT APPLY
J. Are you aware of any problems with the heating and/or central air conditioning system?		Yes	X	X
K. Are you aware of any moisture and/or water problems in the walls, basement or crawl space?		Yes	X	X
L. Are you aware of any damage due to wind, fire or water?		Yes	X	X
M. Are you aware of any roof leakage or unrepaired roof damage? (Age of roof if known: _____ years)		Yes	X	X
N. Are you aware of any problems with the electrical or gas system?		Yes	X	X
O. Are you aware of any problems with the plumbing system?		Yes	X	X
P. Are you aware of any problems with the swimming pool and/or hot tub?		Yes	X	X
Q. Do the Premises contain unauthorized accommodation?		Yes	X	X
R. Are there any equipment leases or service contracts; e.g., security systems, water purification, etc?		Yes	X	X
S. Were these Premises constructed by an "owner builder," as defined in the Homeowner Protection Act, within the last 10 years? (If so, attach required Owner Builder Disclosure Notice.)		Yes	X	X
T. Are these Premises covered by home warranty insurance under the Homeowner Protection Act? (Please visit BC Housing's New Home Registry for confirmation on home warranty insurance - https://lms.bchousing.org/LIMSPortal/registry/Newhomes/)		Yes	X	X
U. Is there a current "EnerGuide for Houses" rating number available for these premises? i) If yes, what is the rating number? _____ ii) When was the energy assessment report prepared? _____		Yes	X	X
4. GENERAL				
A. Are you aware if the Premises have been used as a marijuana grow operation or to manufacture illegal drugs?		Yes	X	X
B. Are you aware of any material latent defect as defined in Real Estate Council of British Columbia Rule 5-13(1)(a)(i) or Rule 5-13(1)(a)(ii) in respect of the Premises?		Yes	X	X
C. Are you aware if the property, or any portion of the property, is designated or proposed for designation as a "heritage site" or of "heritage value" under the Heritage Conservation Act or under municipal legislation?		Yes	X	X

For the purposes of Clause 4.B. of this form, Council Rule 5-13(1)(a)(i) and (ii) is set out below.

5-13 Disclosure of latent defects

(1) For the purposes of this section:

Material latent defect means a material defect that cannot be discerned through a reasonable inspection of the property, including any of the following:

- (a) a defect that renders the real estate
 - (i) dangerous or potentially dangerous to the occupants
 - (ii) unfit for habitation


 INITIALS

October 5, 2018

DATE OF DISCLOSURE

PAGE 3 of 3 PAGES

ADDRESS/BARE-LAND STRATA LOT #: 838 Tralee Plc.


Gibsons

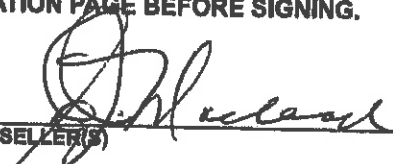
V0N 1V7

5. ADDITIONAL COMMENTS AND/OR EXPLANATIONS (Use additional pages if necessary.)

The seller states that the information provided is true, based on the seller's current actual knowledge as of the date on page 1. Any important changes to this information made known to the seller will be disclosed by the seller to the buyer prior to closing. The seller acknowledges receipt of a copy of this property disclosure statement and agrees that a copy may be given to a prospective buyer.

PLEASE READ THE INFORMATION PAGE BEFORE SIGNING.


SELLER(S)


SELLER(S)

The buyer acknowledges that the buyer has received, read and understood a signed copy of this property disclosure statement from the seller or the seller's brokerage on the _____ day of _____ yr. _____
The prudent buyer will use this property disclosure statement as the starting point for the buyer's own inquiries.

The buyer is urged to carefully inspect the Premises and, if desired, to have the Premises inspected by a licensed inspection service of the buyer's choice.

BUYER(S)

BUYER(S)

The seller and the buyer understand that neither the listing nor selling brokerages or their managing brokers, associate brokers or representatives warrant or guarantee the information provided about the Premises.

*PREC represents Personal Real Estate Corporation

Trademarks are owned or controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®) and/or the quality of services they provide (MLS®).

SINGLE-FAMILY AND TWO-FAMILY RESIDENTIAL ZONE 3 (R-3)

921. Application and Intent of Zone

The regulations of this zone shall apply to use of land, buildings, and structures within the Single-Family and Two-Family Residential Zone 3, as shown on the maps attached as Schedule A to this Bylaw.

The intent of the R-3 zone is to provide for single-family and two-family homes at low density on lots not smaller than 555.0 m² (5,974.0 ft²) for single-family homes, or generally, 666.0 m² (7,169.0 ft²) for two-family homes, within areas that the Official Community Plan, "Land Use Plan" designates in the "Single-Family Residential" category for single-family homes, and in the "Low Density Infill" and "Mixed Housing Categories" for both single-family and two-family homes.

922. Permitted Principal Uses

- (1) single-family residential dwelling, limited to one principal building, per lot;
- (2) two-family residential dwelling, limited to one principal building, per lot;
- (3) in conjunction with a principal building:
 - (a) one Secondary Suite as permitted by Section 809 of this Bylaw
 - (b) one Garden Suite as permitted by Section 810 of this Bylaw
- (4) for those properties within the designated Garden Suite areas on Schedule E that are bordering the south side of Steinbrunner Road, a Garden Suite will only be permitted where the fronting Steinbrunner Road dedication is at least 15 metres wide and Works and Services, as defined by the Town's Subdivision and Development Servicing Bylaw exist.
- (5) a community care use licensed as residence as permitted by Section 803, located in a building intended as a single-family residential dwelling, and limited to one principal building, per lot.

923. Permitted Accessory Uses

- (1) accessory off-street, parking;
- (2) accessory buildings as permitted by Section 413-420;

- (3) a boarding use accommodating not more than two boarders, in a single-family dwelling only;
- (4) Bed and Breakfast use , accommodated in not more than two sleeping units, in a single-family dwelling only;
- (5) a community care use licensed as a children's day care as permitted by Section 905, in a single-family dwelling only;
- (6) a Home Occupation use as permitted by Section 805; and,
- (7) other accessory uses customarily incidental and subordinate to a permitted principal use.

924. Minimum Lot Area

- (1) A lot in the R-3 zone must have a lot area not less than 555.0 m² (5,974.0 ft²), provided that, for any two-family residential use outside the area shown outlined on Schedule B to this Bylaw, the lot area must not be less than 666.0 m² (7,169.0 ft²);
- (2) A Secondary Suite and a Garden Suite are not permitted in conjunction with one another on lots with a lot area of less than 750 m² (8073 ft²); and,
- (3) A Duplex and a Garden Suite are not permitted in conjunction with one another on lots with a lot area of less than 750 m² (8073 ft²).

925. Minimum Lot Width

A lot in the R-3 zone must have a lot width of not less than 15.0 m (49.2 ft).

926. Minimum Lot Depth

A lot in the R-3 zone must have a lot depth of not less than 30.0 m (98.4 ft).

927. Setbacks

Except as otherwise required or permitted by Section 403 and 413-420 and Part 5, buildings and structures must be sited no closer to lot lines than the following:

- (1) front lot line: 7.5 m (24.6 ft);
- (2) rear lot line: 7.5 m (24.6 ft);

- (3) interior side lot line: 1.5 m (4.9 ft), or not less than 10% of the width of the lot, in the case of a lot existing at the time of enactment of this Bylaw, and having a width less than that required by Section 925; and,
- (4) exterior side lot line: 3.0 m (9.8 ft).

928. Maximum Lot Coverage

A lot in the R-3 zone must have a total lot coverage not exceeding 50% of the lot area of the lot.

929. Maximum Height of Buildings

Except as otherwise required by Part 5, principal buildings in the R-3 zone must not exceed a building height of 8.0 m (26.2 ft).

930. Required Off-Street Parking

Off-street, parking must be provided and maintained in accordance with the requirements of Part 6.

930.1. View Protection

Where a property lies within the View Protection Area in Schedule "E" to this bylaw, the regulations in Section 500 shall apply.



Presented by:
Marla Jensen PREC*

Sutton Group-West Coast Realty
Phone: 604-741-4225
www.marla7.com
jensenmarla7@gmail.com



Active
R2254301
Board: V
House/Single Family

838 TRALEE PLACE

Sunshine Coast
Gibsons & Area
VON 1V7

Residential Detached

\$699,900 (LP)

(SP)



Sold Date:	Frontage (feet):	62.00	Original Price:	\$699,900
Meas. Type: Feet	Bedrooms:	3	Approx. Year Built:	1993
Depth / Size: 215 IRR	Bathrooms:	3	Age:	25
Lot Area (sq.ft.): 13,721.00	Full Baths:	3	Zoning:	R3
Flood Plain:	Half Baths:	0	Gross Taxes:	\$3,748.60
Rear Yard Exp: East			For Tax Year:	2016
Council Apprv?:			Tax Inc. Utilities?:	No
If new, GST/HST Inc?:			P.I.D.:	016-717-031
			Tour:	Virtual Tour URL

View:
Complex / Subdiv:
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Water

Style of Home: 2 Storey
Construction: Frame - Wood
Exterior: Stucco
Foundation: Concrete Perimeter
Rain Screen:
Renovations:
of Fireplaces: 2
Fireplace Fuel: Natural Gas
Water Supply: City/Municipal
Fuel/Heating: Forced Air, Natural Gas
Outdoor Area: Patio(s) & Deck(s)
Type of Roof: Asphalt

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

Total Parking: 5 Covered Parking: 2 Parking Access: Front
Parking: Garage; Double, RV Parking Avail.

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: Mixed

Legal: PL VAP23070 LT 5 BLK 1 DL 688 LD 36. GROUP 1.

Amenities: Garden, Green House

Site Influences: Central Location, Cul-de-Sac, Marina Nearby, Recreation Nearby, Shopping Nearby
Features: CthWah/Dryr/Frdg/Stve/DW, Storage Shed, Vacuum Blt. In, Vaulted Ceiling

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	11'4 x 13'0			x			x
Main	Family Room	16'11 x 12'6			x			x
Main	Foyer	7'10 x 9'0			x			x
Main	Dining Room	11'2 x 9'8			x			x
Main	Living Room	16'0 x 11'5			x			x
Above	Master Bedroom	13'0 x 16'8			x			x
Above	Bedroom	9'9 x 10'10			x			x
Above	Bedroom	9'3 x 13'0			x			x
					x			
					x			

Finished Floor (Main):	1,169	# of Rooms: 8	Bath	1	Floor	Above	# of Pieces	4	Ensuite?	No	Outbuildings Barn: Workshop/Shed: Pool: Garage Sz: Door Height:
Finished Floor (Above):	695	# of Kitchens: 1	2	Above	4	Yes					
Finished Floor (Below):	0	# of Levels: 2	3	Main	3	No					
Finished Floor (Basement):	0	Suite:	4								
Finished Floor (Total):	1,864 sq. ft.	Crawl/Bsmt. Height:	5								
Unfinished Floor:	0	Beds in Basement: 0	6								
Grand Total:	1,864 sq. ft.	Basement: Crawl	7								
		Beds not in Basement: 3	8								

Listing Broker(s): Sutton Group-West Coast Realty

Amazing family home located on a no thru street and backing onto a park. Spacious main floor with cathedral ceilings in the living, dining room & kitchen perfect for entertaining, 2 gas fireplaces, family room has French doors that lead to the back deck and private back yard, large kitchen has views of the backyard, 3 bed, 3 baths. Backyard features a deck & cement patio, veggie garden, greenhouse, shed and mature shrubs. Paved driveway leads to a double garage. Central location where you can walk to upper or lower Gibsons & a 5 minute drive to the ferry. 50 year roof, built in vac, new hot water tank & 5 new Appliances! Nothing to do but move in!