

ED AIKEN
Sutton Grp – West Coast Realty
1 (604) 865 0533
Email: ed@bccoastproperties.com



1226 CAROL Place Gibsons & Area, Sunshine Coast

\$439,900

**MLS® No.:
V915126**

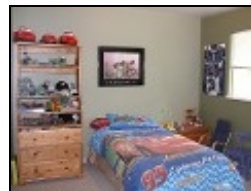
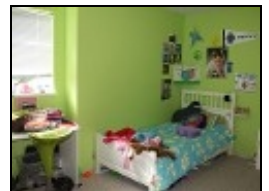
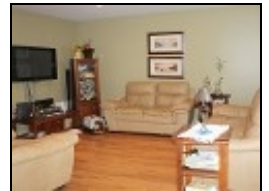
Fabulous Family Home! 4 Bedrooms all on the upper level with 3 Bathrooms and a flat fully fenced yard are perfect for the kids or entertaining. The home has been built with a bright open concept. The home has wood flooring and newer carpet upstairs. Enjoy the warm gas fireplace in the spacious livingroom away from the kitchen, eating area and family room. The sunny backyard is perfect for spending your afternoons entertaining or watching the kids play. The backyard boasts a stamped concrete patio with mature gardens, and lovely grassy areas. Dont miss this opportunity it will not last long! Call for your private viewing.

Original Price: \$439,900

Property Type: Residential Detached
Dwelling Type: House/Single Family
Home Style: 2 Storey
Year built: 1999 (Age: 12)
Total area: 2,000 sq. ft.
Fin. Floor Area: 2,000 sq. ft.
Total unfinished area: 0 sq. ft.
Main Floor Area: 940 sq. ft.
Finished Levels: 2.0
Bedrooms: 4 (Above Grd: 4)
Bathrooms: 3.0 (Full:2/Half:1)
Taxes: \$2,385.00 / 2010
Lot Area: 7,840.8 sq. ft.
Lot Frontage: 59'12
Lot Details: 118.03
Outdoor Area: Patio(s), Fenced Yard

Heating: Forced Air, Natural Gas
Construction: Frame – Wood
Foundation: Concrete Perimeter
Basement: None
Roof: Asphalt
Fireplaces: 1
Fireplace Details: Gas – Natural
Parking: Garage; Double
Parking Total/Covered: 2 / 2
Parking Access: Front
Exterior Finish: Vinyl
Title to Land: Freehold NonStrata

Site Influences: Central Location, Private Yard, Marina Nearby, Recreation Nearby, Shopping Nearby



Legal Description: PL 16909 LT 32 DL 908 LD 36 GROUP 1.,



Room Information

<i>Floor</i>	<i>Type</i>	<i>Dimensions</i>
Main F.	Living Room	10'5 x 16'
Main F.	Kitchen	8'6 x 9'4
Main F.	Dining	10'5 x 11'
Main F.	Family Room	13'10 x 14'
Main F.	Eating Area	4' x 6'
Main F.	Entrance Hall	8' x 8'
Above	Master Bedroom	12' x 15'
Above	Bedroom	11' x 13'4
Above	Bedroom	10' x 10'
Above	Bedroom	9'5 x 11'
Above	Laundry	5'6 x 5'6

Bathroom Information

Floor	Ensuite	Pieces	Other
Above	Yes	4	
Above	No	4	
Main F.	No	2	

Property Disclosure: No

Fixtures Leased: No

Reno / Year: - / -

For inquiries and to schedule a viewing please contact:
ED AIKEN of Sutton Grp – West Coast Realty at: 1 (604) 8650533 or via E-Mail: ed@bccoastproperties.com