

Presented by:
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Sunshine Coast, Pender Harbour Egmont Residential Detached
12709 MERRILL CR, VON 2HO **MLS# V783482**
Active



List Price: **\$359,900**

Complex/Subdiv:

Frontage: 108.00 ft	Bedrooms: 3	PID: 007-084-161
Depth/Size: IRREGULAR	Bathrooms: 2	Type: House/Single Family
Lot Area SqFt: 10890.00	Full Baths: 2	Approx Yr Blt: 1994
Rear Yard Exp:	Half Baths: 0	Age at List Date: 15
Meas Type: Feet	If New GST Incl:	Taxes: \$1,729 (2009)
Flood Plain:	Zoning: R2	
View: N		
Serv. Connected: Electricity, Sanitary Sewer, Water		

Style of Home: Rancher/Bungalow	Total Parking: 5	Covered Parking: 2
Construction: Frame - Wood	Parking Access: Front	
Foundation: Concrete Perimeter	Parking Facilities: Add. Parking Avail., Garage; Double	
Exterior: Brick, Stucco		
Rainscreen:	R/I Plumbing:	Dist to Public Trans:
Type of Roof: Asphalt		Dist to School Bus:
Renovations:	Reno Year:	Possession:
Flooring: Mixed		Title to Land: Freehold NonStrata
Water Supply: City/Municipal		Seller's Interest: Registered Owner
Heat/Fuel: Baseboard, Electric, Wood		Mortgage Info: \$0
No. of Fireplaces: 2	R/I Fireplaces:	Property Disclosure: Y
Fireplace Fuel: Wood		Out Buildings: /Garage Sz: 20'4X20'
Outdoor Area: Patio(s)		
Pad Rental:		
Fixtures Leas: N		
Fixt Removed: Y - SHELVING IN GARAGE, POP MACHINE		

Legal: **PL 19110 LT 87 BLK 2 DL 1362 LD 37**

Amenities: **Pool; Outdoor, Wheelchair Access**

Site Influences: **Golf Course Dev., Marina Nearby, Private Setting, Recreation Nearby, Rural Setting, Treed**

Features Incl: **Clothes Washer/Dryer/Fridge/Stove/DW, Drapes/Window Coverings, Free Standing F/P or Woodstove, Garage Door Opener, Security System, Swimming Pool Equip.**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	23' X 12'5			X			X
Main F.	Kitchen	12'2 X 11'4			X			X
Main F.	Dining	14' X 13'5			X			X
Main F.	Family Room	14' X 13'5			X			X
Main F.	Entrance Hall	8'7 X 6'			X			X
Main F.	Laundry	9' X 6'			X			X
Main F.	Master Bedroom	13'7 X 12'2			X			X
Main F.	Bedroom	11'5 X 8'10			X			X
Main F.	Bedroom	10' X 9'5			X			
Main F.	Walk-In Closet	5'7 X 5'7			X			

Floor Area (SqFt):		Bathrooms:
Main Floor Area SqFt: 1,400	Total # Rooms: 10	1 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt: 0	# Kitchens: 1	2 3 Piece; Ensuite: Y; Level: Main F.
Finished Floor Down: 0	Finished Levels: 1	3
Finished Floor Bsmt SqFt: 0	Crawl/Bsmt Height: 4	4
Total Finished Floor SqFt: 1,400	Basement Area: Crawl, Part	5
		6
Unfinished Floor: 500	Suite: 7	7
Grand Total Floor Area: 1,900		8

Listing Broker(s): **RE/MAX Oceanview Realty**

Buyer alert! This is a gorgeous treed property with lots of room for imagination..but wait, the adventure begins right in your own back yard. Imagine inviting family and friends to enjoy your own private pool side oasis! BBQing has never been so sweet. On cooler evenings just move inside to your large living room or family room, cuddle up by the crackling fire and just relax. This home is cozy and will suit you whether you are just starting out or you are winding down. Great home for making many memories! Brand new 40 yr roof just installed.



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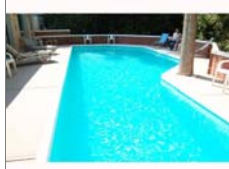
Pender Harbour Egr

12709 MERRILL CR

\$ 359,900

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Bedrooms:	3	Lot Sz(Sq Ft):	10,890
Baths (F/H):	2 / 0	Type:	House/Single Family
Fin Floor Area:	1,400	Style:	Rancher/Bungalow
Approx Year Bilt:	1994	Parking:	5 / Add. Parking Avail., Garage; Double

Features: Clothes Washer/Dryer/Fridge/Stove/DW,Draperes/Window Coverings, Free Standing F/P or Woodstove, Garage Door Opener, Security System, Swimming Pool Equip.,

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