

# 1238/1246 Sunnyside Road Gibsons, British Columbia

## Features

### Main house:

Craftsman style gable home on three levels. This property is just under two acres in size and could accommodate horses. Loads of room for a pool or tennis court. Built by Garrett Hunt Construction and has some remaining Homeowner Warranty coverage.

**Main level** has a living room, dining room, kitchen, nook, laundry room, bedroom with ensuite and powder room.

**Upper level** features a large master with vaulted ceiling, large ensuite with double sinks and corner soaker tub, and large shower. Heated tile floors. Large walk in closet. There is a guest bedroom on this level with it's own ensuite. There is an open loft area connecting the two upstairs bedroom which could be used as an informal office area.

**Lower Level** features a fully self contained one bedroom suite with living room, small kitchen, and a four piece bath with heated tile floors. This level is presently set up with a media room with a small kitchen area as well as an office with it's own ensuite. These rooms could be easily converted to a second one bedroom suite, making this a perfect setup for a Bed and Breakfast. This home was actually used as a Bed and Breakfast for approximately 2 years. Great Escape Bed and Breakfast. The lower level also has a mid sized unfinished utility room.

All bedrooms have their own bathroom with the exception of the downstairs suite bedroom, which has a separate 4 piece bath.

Fir floors on both the main and upper level. Lower level is mostly carpeted.

Heated tile floors in the master ensuite as well as the lower suite bathroom.

High efficiency Carrier gas furnace.

Heat recovery ventilation system.

Large Septic system.

Assisted hot water means hot water in the farthest reaches of the house in seconds.

Smart wired with built in ceiling speakers in the kitchen and on the covered deck.

Double sided gas fireplace between the living room and dining room.

Stainless high end appliances in the main kitchen.

Over height ceiling on the main level.

17' ceiling in the living room with floor to ceiling windows.

Stamped concrete deck off of the dining room with two sets of glass doors. Loads of windows in the living room and dining area. A second stamped concrete deck is located off of the master bedroom.

Covered wrap around decks as well as open decks, hot tub and graveled fire pit.

There is a stand alone greenhouse and fenced vegetable garden located on the back portion of the lot as well as a second greenhouse located on the lower level of the carriage house complete with running water and electricity and cooling fans.

There is a brick path leading to a beautiful seating area surrounded with flowers.

Extensive gardens and landscaping. Large lawn area. Gravel driveway sweeps around a rock wall and directly to the front door, giving the home almost a level entry point.

Landscaping features include a pond with small waterfall. The water is re-circulated from top to bottom by a utility pump.

Property is located at the end of a cul-de-sac on Sunnyside Road and is bordered on the west side of the property by two acreage properties, resulting in an extremely private and quiet location abounding with birds and wildlife.

### **Carriage House:**

Separate three bay carriage house presently set up to accommodate 2 cars, the third bay is being used as a work shop.

Greenhouse located at the south end of the building, lower level.

Upstairs is a fully self contained one bedroom suite presently rented for \$800.00 per month. Bright and open with fir floors. The hip roof design with three gables makes the suite spacious and open. Great monthly rental or use as a stand along Bed and Breakfast or vacation rental.

### **Financing:**

The present mortgage on this home is a variable rate 5 year term **assumable mortgage** with approximately 3.5 years remaining. Interest rate is bank prime minus ½ percent. At the present time, the interest rate is **1.75%**. The outstanding balance is about \$380,000.00.