

Property Full Property View

716 Woodburn St Parksville BC V9P 2M1 MLS® 887817 \$1,275,000 Active



MLS® No: 887817	List Price: \$1,275,000
Status: Active	Original Price: \$1,275,000
DOM: 99	Sold Price:
List Date: 2021-10-05	Pending Date:
Area: Parksville/Qualicum	Sub Area: PQ Parksville
Sub Type: Single Family Detached	Baths: 2
Bed: 3	Fireplaces: 1
Kitchens: 1	Lot SqFt: 9,148
Parking: 2	Lot Acres: 0.21
Fin SqFt: 1,840	Unfin SqFt: 0
Title: Freehold	Storeys:
Strata Fee:	Year Built (Est): 2022
Taxes: \$0	Tax Year: 2021

	Lower	Main	Second	Third	Other
Fin SqFt		1,840			
Bedrooms		3			
Bathrooms		2			
Kitchens		1			

Brand new Ballard Fine Homes located in Parksville in an established quiet neighbourhood near amenities. This loved design boasts 1840 sqft open concept living with high ceilings, floor-to-ceiling stone fireplace and a gourmet, oversized kitchen with walk-in pantry. Appliance package included. Enjoy large double garage on a fenced landscaped yard, large enough for a future potential shop. A covered stamped concrete patio allows you to enjoy the yard year round. Call today to customize your future dream home! Projected completion May 2022. Price does not include GST.

Interior

Beds: 3	Baths: 2	Kitchens: 1	Fireplaces: 1
2pc Baths: 0	3pc Baths: 0	4pc Baths: 0	5+pc Baths: 1
2pc Ensuites: 0	3pc Ensuites: 0	4+pc Ensuites: 1	Beds or Dens: 3
FinSqFt Total: 1,840	FinSqFt Main:	FinSqFt Aux:	Layout: Rancher
UnFin SqFt: 0	SqFt Total: 1,840	Basement: No	Storeys:
Laundry: In House	Addl Accom:	Bsmt Desc: Crawl Space	Bsmt Hgt:
Accessibility: Ground Level Main Floor		B&B?:	
FP Ftrs: Gas		Cooling: Air Conditioning, Central Air	
Heating: Natural Gas			

Intr Ftrs: **Closet Organizer, Dining/Living Combo, Workshop**
 Window Features: **Insulated Windows, Vinyl Frames**
 Appl Incl: **Dishwasher, Microwave, Oven/Range Electric, Range Hood, Refrigerator**
 Other Equipment: **Central Vacuum Roughed-In, Electric Garage Door Opener**

Exterior/Building

Built (Est): 2022	Front Faces: West	Storeys:
Construction: Cement Fibre, Frame Wood, Insulation All, Stone		Bldg Warranty:
Roof: Fibreglass Shingle		Foundation: Poured Concrete
Bldg Style: Contemporary		Access: Road: Paved
Lgl NC Use:	CSA Cert No:	MHR Number:
EnerGuide Rtg:		EnerGuide Dt:
Exterior Ftrs: Balcony/Patio, Fenced, Fencing: Full, Low Maintenance Yard, Sprinkler System		

Lot

Lot SqFt: 9,148	Lot Acres: 0.21	Dimensions:
Restrictions:		Carport Spcs: 0
Park Type: Garage Double		Park Spcs: 2
View:	Waterfront:	Garage Spcs: 2
Water: Municipal	Sewer: Sewer Connected	Services: Cable Available, Compost, Electricity Connected, Natural Gas Available, Recycling

Lot Ftrs: **Central Location, Cleared, Easy Access, Irrigation Sprinkler(s), Landscaped, Level, Marina Nearby, Near Golf Course, Recreation Nearby, Rectangular Lot, Shopping Nearby**

Legal/Public Records

Assessed: \$0	Assess Yr: 2021	Taxes: \$0
Jurisdiction: City of Parksville		Title: Freehold
Zoning:	Zone Desc: Residential	Plan Number:
PID: 017-689-520	Roll No: 00323.454	District Lot:
Lot:	Block:	Land District:
Legal Description: Lot 54 Plan VIP53801 District Lot 29 Land District 33 Except Plan SRW VIP53803 PID: 017-689-520		

Licensee Information

Licensee Name	Phone	Brokerage
List: Donald Ballard*	250-951-1732	Macdonald Realty_(PkvI)
		Awd Split

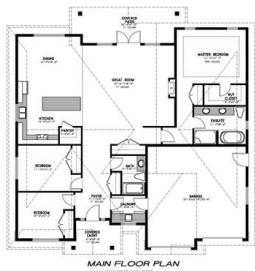
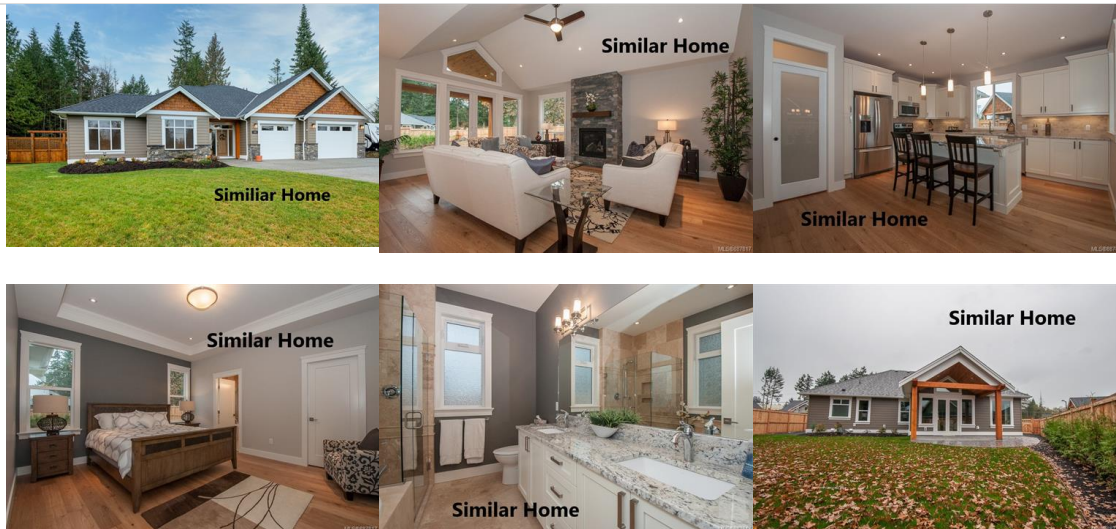
Buyer:
 Seller Name: **Ballard Fine Homes Ltd.** Seller Ph: **(250) 586-9077** Solicitation OK?: **No**
 Appt Ph: Brok Fee: **3.5 100M/1.5 BAL**
 Access Code: Lckbx Loc: **Not Applicable**
 Licensee Notes: **Builder is a licensed Realtor. All measurements are approximate, please verify if important. GST is not included.**
 Directions:
 Financing: Possession: **Negotiable** Occupant:
 Terms:
 Agent Info:
 Showing Instructions: **Call Listing Agent**
**Personal Real Estate Corporation*

Prices/Dates

List Price: \$1,275,000	Sold Price:	Original Price: \$1,275,000	DoM: 99
List Date: 2021-10-05	Entered Date: 2021-10-05	Change Date: 2021-10-05	Offer Acceptance:
Sale Entry Date:	Pending Date:	Proj. Close:	Sold Date:
Status Chg: 2021-10-05	Withdrawn Date:	Expiry Date: 2022-10-05	
Cancelled Date:	Orig/FinSqFt: \$693	List/FnSqFt: \$693	Sld/FnSqFt:
Assess/FinSqFt: \$0	List/Assess:	Sell/Assess:	LP Incl GST?: No

Media/Miscellaneous

Virtual Tour 1:
 Virtual Tour 2:
 Addnl Photos:
 Feature Sheet:
 Sales Brochure:
 Sound Bite:
 Foreign MLS® No: Foreign Board:
 Open Houses:
 Legacy MLS® No:



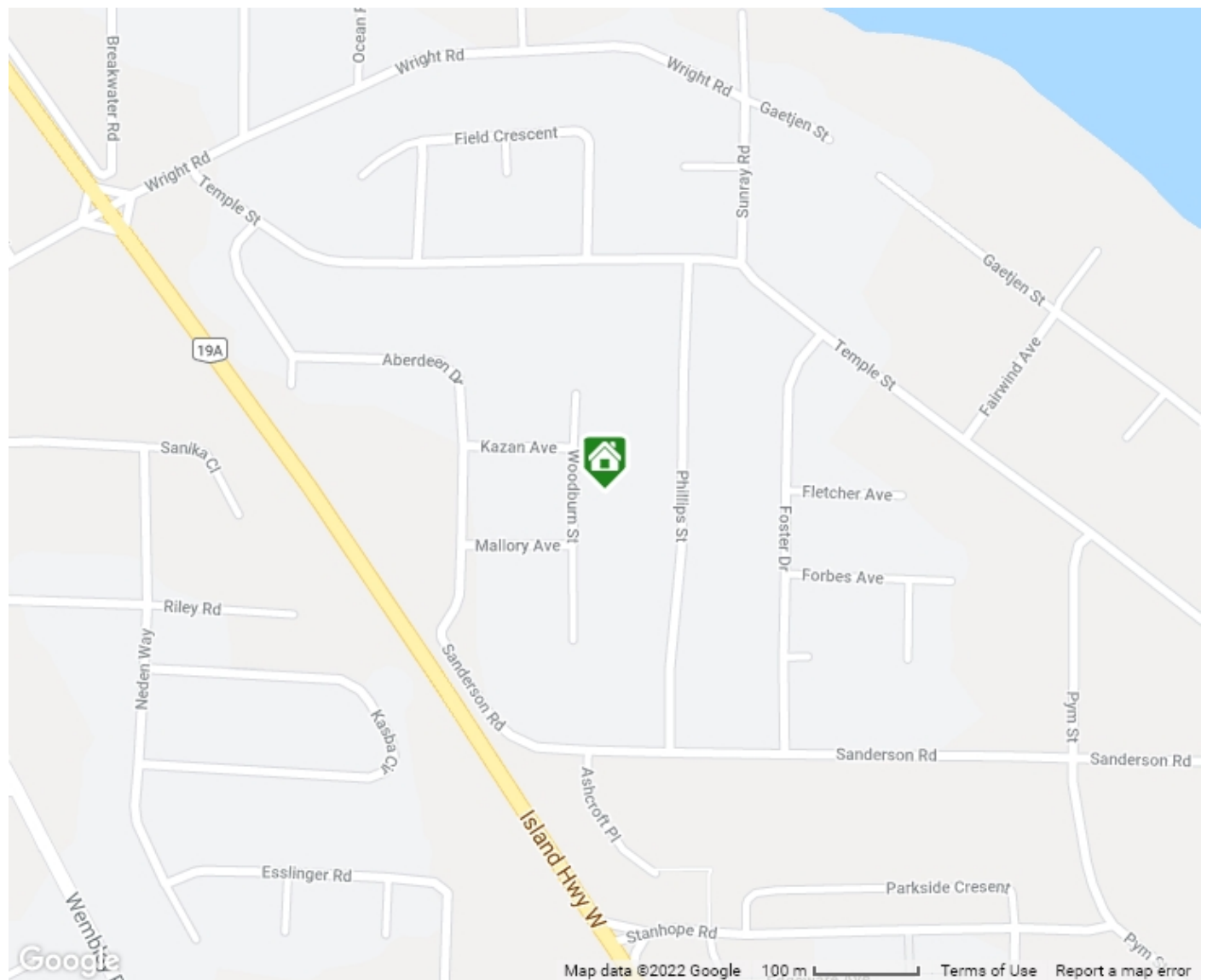
Room Count: **14**

Finished Rooms					
Room	Level	Dimensions/Pieces	Room	Level	Dimensions/Pieces
Bathroom	Main	5-Piece	Kitchen	Main	12'1"x15'6"
Bedroom	Main	11'3"x11'8"	Laundry	Main	8'10"x6'2"
Bedroom	Main	11'0"x11'6"	Pantry (Finished)	Main	6'11"x5'5"
Dining Room	Main	10'0"x9'0"	Primary Bedroom	Main	13'8"x15'0"
Ensuite	Main	5-Piece			

Entrance	Main	7'0"x13'0"	Walk-in Closet	Main	9'10"x4'9"
Great Room	Main	15'0"x21'0"			

Unfinished Areas		
Area	Level	Dimensions/Pieces
Garage	Main	12'8"x20'0"
Workshop	Main	16'0"x22'0"

Layout Summary					
	Lower	Main	Second	Third	Other
Fin SqFt		1,840			
Bedrooms		3			
Bathrooms		2			
Kitchens		1			



Information given is from sources believed reliable but should not be relied upon without verification. Where shown, all measurements are approximate and subject to confirmation. Buyers must satisfy themselves as to the applicability of GST. All data is copyright either the Vancouver Island Real Estate Board or the Victoria Real Estate Board.