

BUYER'S INFORMATION PACKET

#21 -544 Eaglecrest Drive
Georgia Mirage Unit# 21



SANDY BELLAMY

PERSONAL REAL ESTATE CORPORATION

Sunshine Coast. Where you want to be.

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Presented by:
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Bellamy Group
 RE/MAX City Realty
 Phone: 604-741-1122
<http://www.sandybellamy.ca>
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Active
R3147765
 Board: V
 Townhouse

21 544 EAGLECREST DRIVE
 Sunshine Coast
 Gibsons & Area
 V0N 1V8

Residential Attached
\$799,000 (LP)
 (SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$799,000
Meas. Type:	Bedrooms: 2	Approx. Year Built: 1990
Frontage(feet):	Bathrooms: 2	Age: 36
Frontage(metres):	Full Baths: 2	Zoning: RM1
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$3,965.04
Sq. Footage: 0.00		For Tax Year: 2025
Flood Plain:	P.I.D.: 016-206-827	Tax Inc. Utilities?:
View:	Yes :Stunning ocean and mountain	
Complex / Subdiv:	Georgia Mirage	
First Nation Reserve:		
Services Connctd:	Electricity, Natural Gas, Sanitary Sewer, Water	
Sewer Type:	City/Municipal	Water Supply: City/Municipal

Style of Home: **Rancher/Bungalow**
 Construction: **Frame - Wood**
 Exterior: **Vinyl**
 Foundation: **Concrete Slab**

Renovations:
 # of **1** R.I. Fireplaces:
 Fireplace Fuel: **Gas - Natural**
 Fuel/Heating: **Baseboard, Natural Gas**
 Outdoor Area: **Patio(s)**
 Type of Roof: **Asphalt**

Reno. Year:
 Rain Screen:
 Metered Water:
 R.I. Plumbing:

Total Parking: **1** Covered Parking: **1** Parking Access: **Front**
 Parking: **Garage; Single**
 Dist. to Public Transit:
 Title to Land: **Freehold Strata**
 Property Disc.: **Yes**
 Fixtures :
 Fixtures Rmvd: :
 Floor Finish: **Mixed**

Dist. to School Bus:

Legal: **STRATA LOT 10, PLAN VAS2697, DISTRICT LOT 1328, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE**

Amenities: **Club House**

Site Influences: **Adult Oriented, Central Location, Recreation Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Fireplace Insert**

Finished Floor (Main): **1,372**
 Finished Floor (Above): **0**
 Finished Floor (AbvMain2): **0**
 Finished Floor (Below): **0**
 Finished Floor (Basement): **0**
 Finished Floor (Total): **1,372 sq. ft.**
 Unfinished Floor: **0**
 Grand Total: **1,372 sq. ft.**

Units in Development: **3**
 Exposure:
 Mgmt. Co's Name: **Holywell**
 Maint Fee: **\$492.50**
 Maint Fee Includes: **Management**

Tot Units in Strata:
 Storeys in Building: **1** Locker: **No**
 Mgmt. Co's #: **604-885-3460**
 Council/Park Apprv?:

Suite:
 Basement: **None**
 Crawl/Bsmt. Ht.:
 # of Kitchens: **1**

of Levels: **1**
 # of Rooms: **5**

Bylaws Restrictions: **Age Restrictions, Pets Allowed w/Rest.**
 Restricted Age:
 # or % of Rentals Allowed:
 Short Term(<1yr)Rnt/Lse Alwd?: **No**
 Short Term Lse-Details:

of Pets: Cats: Dogs:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	17'6 x 10'			x	1	Main	4	Yes
Main	Dining Room	13'6 x 12'6			x	2	Main	4	No
Main	Kitchen	9' x 8'9			x	3			
Main	Primary Bedroom	14'6 x 11'6			x	4			
Main	Bedroom	12' x 11'3			x	5			
		x			x	6			
		x			x	7			
		x			x	8			

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

Welcome to Georgia Mirage, one of Gibsons' most desirable strata communities. This beautifully maintained 2-bedroom, 2-bathroom rancher offers 1,372 sq. ft. of bright, single-level living with stunning ocean views. Major updates include a newer roof, windows, garage door, and 3 new sliding doors, opening to the ocean-view patios. The open-concept living, dining and kitchen are perfect for entertaining, while the spacious primary suite features a full ensuite and excellent storage. Enjoy morning coffee on your ocean view patio, or BBQ in the private side yard with door off the dining room. There is also a spacious single garage with additional storage or work space. Minutes from shopping, restaurants, and the amenities of Upper and Lower Gibsons, this is effortless coastal living.





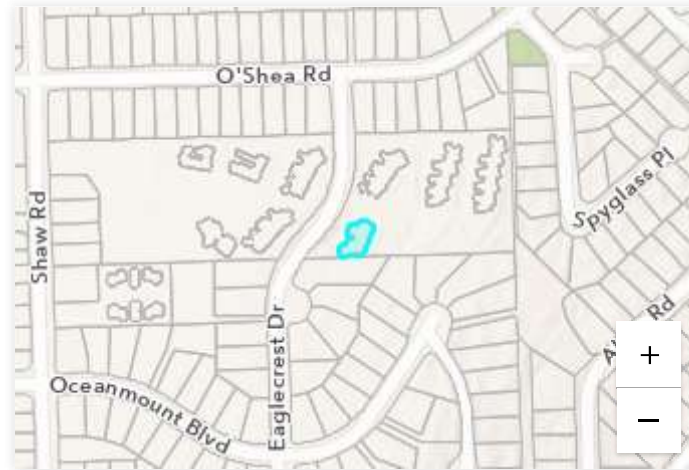
Features for 21-544 Eaglecrest Drive, Gibsons BC Georgia Mirage

- ★ Absolutely Stunning views of the coast mountains and the ocean
- ★ 1372 foot Rancher, end unit with two beds and two baths
- ★ Lots of privacy on multiple spacious outdoor patios
- ★ Building has newer roof, brand new windows, and sliding doors with level access to the outdoor patios
- ★ Interior features include spacious rooms, hardwood floors, natural gas fireplace and lots of interior storage
- ★ Single car garage plus extra room for storage
- ★ The strata sits on acres of beautiful land containing park- like common spaces with trees, benches, and ponds
- ★ Strata clubhouse provides a space for residents to gather
- ★ Close to amenities of upper and lower Gibsons

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Property Report

21-544 EAGLECREST DR



Jurisdiction

This property is in the Town of Gibsons.

Parcel Legal Description

PID 016-206-827

Folio 524.00987.010

Lot 10

Block

District Lot 1328

Plan VAS2697

BC Assessment 2025

Land 663,000.00

Buildings 98,200.00

Total Value 761,200.00

Lot Size

GIS Area (approx.) 447 m²

GIS area is approximate and for convenience only. Always confirm actual parcel area by referencing legal plan or consulting with a BC Land Surveyor.

Land Use Regulations

Zoning RM-1 - Medium Density Residential Cluster and Townhouse

OCP Land Use Medium-Density Residential

Development Permit Areas

Agricultural Land Reserve This property is not in ALR

*Local land use regulations for this property are established by the **Town of Gibsons** and provided for convenience only. All regulations should be verified with the [Town of Gibsons](#).*

Service Areas

Water Service

This property is in the Gibsons Zone 2 - Gibsons Aquifer water system area managed by Town of Gibsons.

Sanitary Sewer

This property has sanitary sewer service provided by Town of Gibsons.

Garbage and Recycling

Contact the Town of Gibsons for information about garbage collection.

Fire Protection

This property is in the Gibsons/West Howe Sound Fire Protection Area.

Building Inspection

Contact the Town of Gibsons for building inspection services.

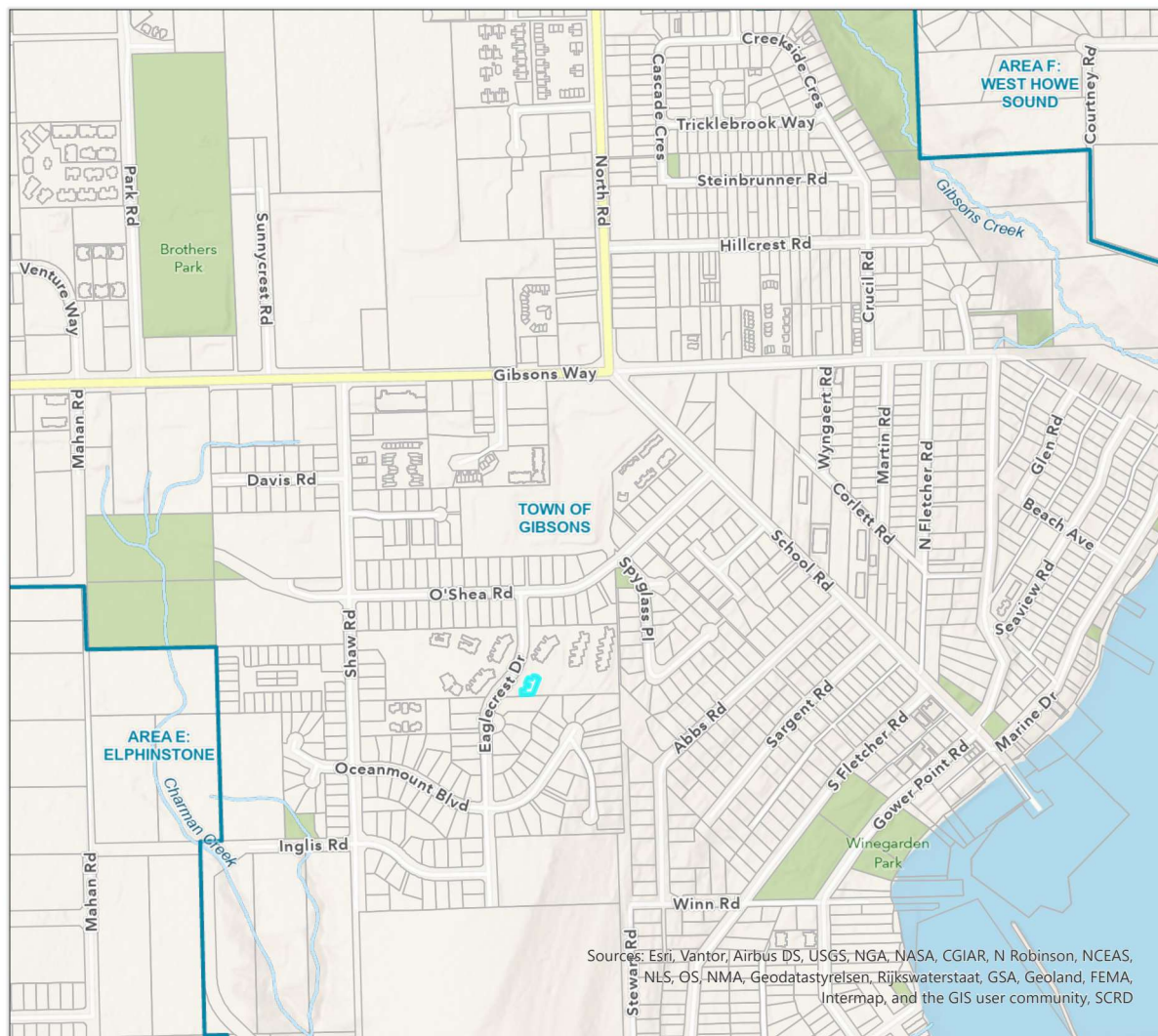
This property is located within the traditional territory of the Sk̓wx̓wú7mesh Úxwumixw (Squamish Nation).

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 report. Contact the local authority noted for more information.

Statutory Rights of Way, Easements or other interests are not listed on this report and may be researched separately through LTSA.



[Back](#)



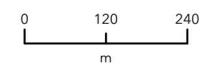
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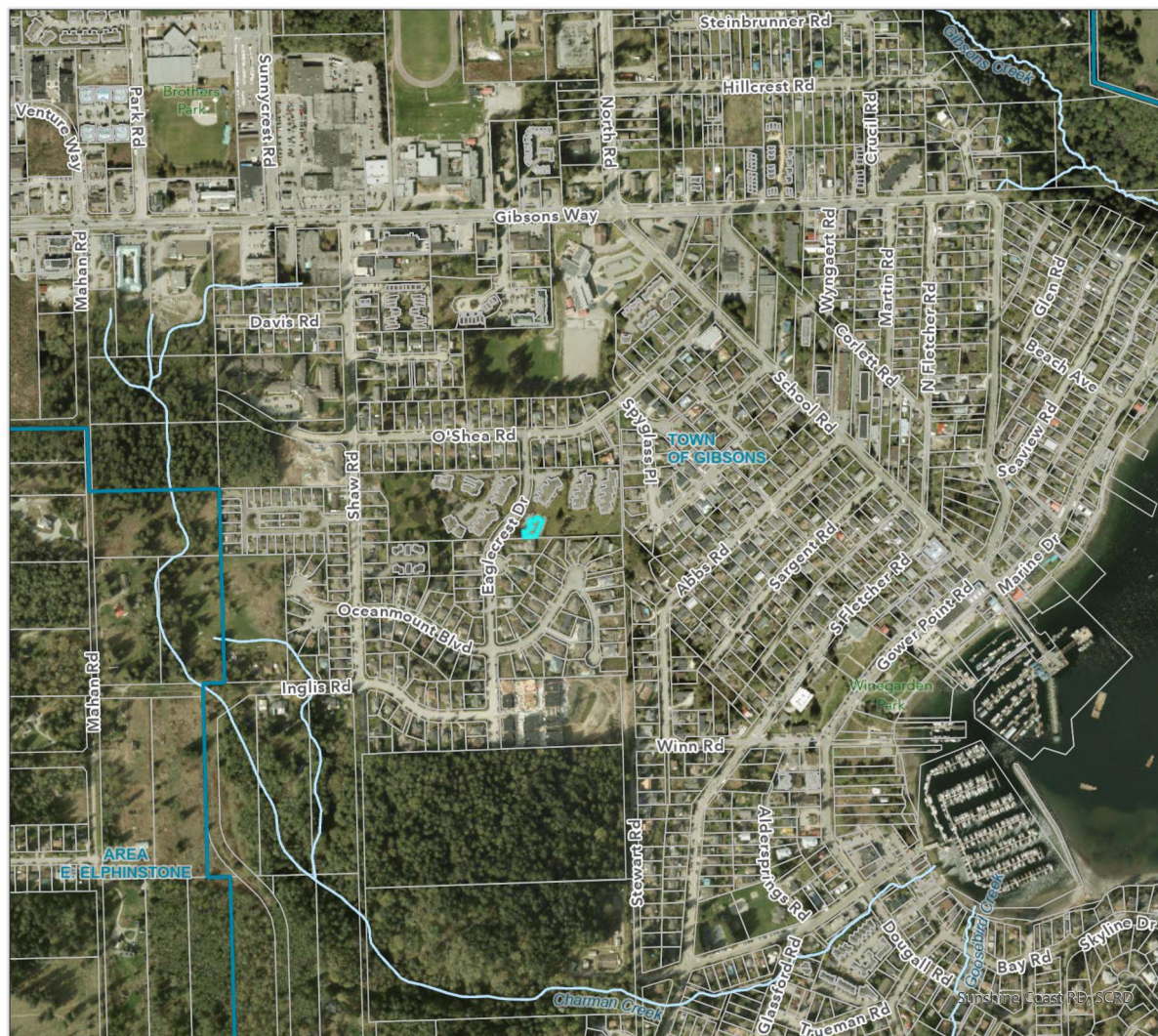
- Jurisdiction
- Streams
- Parcels

Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community, SCRD

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Property Map

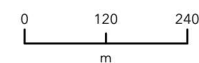




Legend

-  Jurisdiction
-  Streams
-  Parcels

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Property Map



Legend

-  Jurisdiction
-  Civic Address
-  Parcels

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Property Map

Floor Plan

21-544 Eaglecrest Drive - Georgia Mirage



Sandy Bellamy - 604-741-1122

Matterport Property Report:

21-544 Eaglecrest Dr

Gross Floor Area - Full Property 1,452 sq. ft. | Floor 1 1,452 sq. ft.

Sizes and dimensions are approximate, actual may vary

Visit 3D space on
Matterport





Legend

- Jurisdiction
- Civic Address
- Zoning Bylaw**
 - RL-1 - Low-Density Residential Zone
 - RM-1 - Medium Density Residential Cluster and Townhouse
 - RM-2 - Medium-Density Residential Lower Gibsons Zone
 - PI-2 - Public Institutional Upper Gibsons Zone
 - PR - Parks and Recreation Zones
 - Parcels

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Property Map

7.4 RESIDENTIAL MULTIPLE ONE (RM1)

7.4.1 Intent

To permit *multi-unit residential buildings*.

7.4.2 Permitted Uses

- a) The permitted *principal uses* shall be limited to the following:

	PRINCIPAL USE	CONDITIONS
1	<i>apartment</i>	See Part 5 for General Regulations.

- b) The permitted *auxiliary uses* shall be limited to the following:

	AUXILIARY USE	CONDITIONS
1	<i>community care facility</i>	1) <i>Parcels</i> must exceed 3500 m ² . 2) Maximum total floor area of 300 m ² .
2	<i>common amenity area</i>	See Section 7.4.6

- c) Subject to compliance with all other provisions of this bylaw, more than one auxiliary use shall be permitted.
- d) Additional use regulations are provided in Part 5.

7.4.3 Density

The maximum permitted *Density* shall be as follows:

MAXIMUM NUMBER OF DWELLING UNITS	TYPE OF DWELLING UNIT PERMITTED
60 per hectare	<i>Apartment</i>

7.4.4 Parcel Coverage

The maximum permitted *parcel coverage* of all *buildings* and *structures* shall be 35%.

7.4.5 Setbacks

- a) The minimum *setback* from a *parcel* line for all *buildings* and *structures* permitted shall be 7.5m.
- b) *Setback* exceptions as per Section 5.15.

7.4.6 Common Amenity Areas

Common amenity areas shall be provided as per the following:

- a) A minimum of 6 m² per dwelling unit, or a total of 40 m² per parcel, whichever the greater;
and
- b) On sites containing 12 or more dwelling units, a minimum of 40% of the required common amenity area shall be within a building.

7.4.7 Parking

Requirements as per Part 6.

7.4.8 Height of Buildings and Structures

The maximum height of any building shall be 15m.