



Presented by:
Doc Livingston PREC*

eXp Realty
Phone: 604-787-7028
<http://www.homehuntersbc.com>
doc@homehuntersbc.com



Active
R3012593

Board: V
Apartment/Condo

1214 235 KEITH ROAD

West Vancouver
Cedardale
V7T 1L5

Residential Attached

\$505,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$505,000
Meas. Type:	Bedrooms: 1	Approx. Year Built: 1968
Frontage(feet):	Bathrooms: 1	Age: 57
Frontage(metres):	Full Baths: 1	Zoning: MF
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$1,271.70
Sq. Footage: 0.00		For Tax Year: 2024
Flood Plain:	P.I.D.: 005-696-747	Tax Inc. Utilities?: No
View: Yes : COMPLEX		Tour:
Complex / Subdiv: SPURAWAY GARDENS		
First Nation:		
Services Connctd: Electricity, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **1 Storey**
Construction: **Concrete**
Exterior: **Concrete**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **0** R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Baseboard**
Outdoor Area: **Balcony(s)**
Type of Roof: **Other**

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

Total Parking: **1** Covered Parking: **1** Parking Access: **Front, Side**
Parking: **Carport; Multiple**
Dist. to Public Transit: **NEAR** Dist. to School Bus: **NEAR**
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: :
Fixtures Rmvd: :
Floor Finish: **Mixed**

Legal: **STRATA LOT 83, PLAN VAS732, DISTRICT LOT 763, 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: **Bike Room, Club House, Elevator, Exercise Centre, Garden, Guest Suite, Pool; Outdoor, Shared Laundry, Storage**

Site Influences: **Central Location, Paved Road, Private Setting, Recreation Nearby, Shopping Nearby, Ski Hill Nearby**

Features: **Dishwasher, Refrigerator, Stove**

Finished Floor (Main): 737	Units in Development: 167	Tot Units in Strata: 167 Locker: Yes
Finished Floor (Above): 0	Exposure:	Storeys in Building:
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: THE WYNFORD GROUP	Mgmt. Co's #: 604-261-0285
Finished Floor (Below): 0	Maint Fee: \$565.00	Council/Park Apprv?:
Finished Floor (Basement): 0	Maint Fee Includes: Garbage Pickup, Gardening, Hot Water, Management, Recreation Facility, RV Parking, Sewer, Snow removal	
Finished Floor (Total): 737 sq. ft.		
Unfinished Floor: 0		
Grand Total: 737 sq. ft.	Bylaws Restrictions: Pets Not Allowed	

Suite:	Restricted Age:	# of Pets:	Cats:	Dogs:
Basement: None	# or % of Rentals Allowed:			
Crawl/Bsmt. Ht:	Short Term (<1yr) Rnt/Lse Alwd?: No			
# of Kitchens: 1	Short Term Lse-Details:			
# of Levels: 1				
# of Rooms: 6				

Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	12'11 x 14'2	1	Main	4	No
Main	Kitchen	7'2 x 7'1	2			
Main	Eating Area	7'8 x 7'1	3			
Main	Primary Bedroom	11'5 x 16'6	4			
Main	Dining Room	15'2 x 6'2	5			
Main	Foyer	4'2 x 10'7	6			
		x	7			
		x	8			

Listing Broker(s): **Sutton Centre Realty**

This 1 bdrm 737 sq. ft . condo boasts exceptional value in West Vancouver's Spuraway Gardens! This well cared for home contains a spacious open-concept layout, complemented by a private 112 sq.ft. balcony . Fabulous galley style kitchen with white appliance package and large eating area flowing into very large living room with balcony sliding doors ! The expansive primary bedroom offers a large closet . Residents enjoy an outdoor pool, a clubhouse with a guest suite, and direct access to trails, shopping, restaurants, recreation, and highly regarded schools—Westcot Elementary and Sentinel Secondary. Don't miss this opportunity to own a beautiful, move-in-ready home in one. Minutes from shopping and Highway access includ. Lions Gate Bridge.



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Active
R2997120
Board: V
Apartment/Condo

404 6699 NELSON AVENUE

West Vancouver
Horseshoe Bay WV
V7W 2B2

Residential Attached

\$1,199,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,199,000
Meas. Type:	Bedrooms: 2	Approx. Year Built: 2022
Frontage(feet):	Bathrooms: 2	Age: 3
Frontage(metres):	Full Baths: 2	Zoning: CD54
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$3,364.18
Sq. Footage: 0.00		For Tax Year: 2024
Flood Plain:	P.I.D.: 031-642-390	Tax Inc. Utilities?:
View: Yes : Ocean, Mountain		Tour:
Complex / Subdiv: Sanctuary by Westbank		
First Nation:		
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **1 Storey**
Construction: **Concrete Frame**
Exterior: **Glass, Mixed**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **R.I.** Fireplaces:
Fireplace Fuel: **Gas - Natural**
Fuel/Heating: **Geothermal, Heat Pump**
Outdoor Area: **Balcony(s)**
Type of Roof: **Asphalt, Other**

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

Total Parking: **1** Covered Parking: **1** Parking Access:
Parking: **Garage; Underground, Visitor Parking**
Dist. to Public Transit: **close** Dist. to School Bus: **close**
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: **:**
Fixtures Rmvd: **: as per schedule A- court ordered sale**
Floor Finish: **Hardwood**

Legal: **STRATA LOT 78, PLAN EPS7278, DISTRICT LOT 430, 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 V**

Amenities: **Air Cond./Central, Bike Room, Elevator, Exercise Centre, Concierge**

Site Influences:
Features:

Finished Floor (Main): 1,039	Units in Development: 63	Tot Units in Strata: 158	Locker: Yes
Finished Floor (Above): 0	Exposure:	Storeys in Building:	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: First Service Residential	Mgmt. Co's #: 604-683-8900	
Finished Floor (Below): 0	Maint Fee: \$960.99	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Garbage Pickup, Gardening, Gas, Hot Water, Management, Recreation Facility, Sewer, Snow removal, Water		
Finished Floor (Total): 1,039 sq. ft.			
Unfinished Floor: 0			
Grand Total: 1,039 sq. ft.	Bylaws Restrictions: No Restrictions, Pets Allowed, Rentals Allowed		
Suite:	Restricted Age:	# of Pets:	Cats: Yes Dogs: Yes
Basement: None	# or % of Rentals Allowed:		
Crawl/Bsmt. Ht:	Short Term (<1yr) Rnt/Lse Alwd?: No		
# of Kitchens: 1	Short Term Lse-Details:		
# of Levels: 1			
# of Rooms: 7			

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

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

This is the BEST-PRICED home in the entire complex - seller is MOTIVATED! Welcome to your SANCTUARY in a brand NEW, scenic WATERFRONT village at Horseshoe Bay-one of Greater Vancouver's most exciting new enclaves. Enjoy a GRAND lifestyle with shops, dining, local charm, and transit just steps away, all set against mountains and forest. This CORNER two-bed, two-bath layout is perfect, with a SPLIT PLAN, high-end MIELE appliances, LUXE finishes, and gorgeous VIEWS. Amenities are NEXT-LEVEL: 24-hr concierge, gym, PRIVATE BOATHOUSE, and access to a 26' CHRIS-CRAFT boat. Discover the BEST 2-bed VALUE at Sanctuary today! Easy to show.



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Active
R3028314
Board: V
Apartment/Condo

309 6707 NELSON AVENUE

West Vancouver
Horseshoe Bay WV
V7W 0A4

Residential Attached

\$1,248,800 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,248,800
Meas. Type: Feet	Bedrooms: 2	Approx. Year Built: 2022
Frontage(feet):	Bathrooms: 2	Age: 3
Frontage(metres):	Full Baths: 2	Zoning: CD54
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$4,793.76
Sq. Footage: 0.00		For Tax Year: 2024
Flood Plain:	P.I.D.: 031-641-776	Tax Inc. Utilities?:
View: Yes : Marina, Water, Mountains		Tour:
Complex / Subdiv: SANCTUARY		
First Nation:		
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **1 Storey, End Unit**
Construction: **Concrete**
Exterior: **Concrete, Glass**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Gas - Natural**
Fuel/Heating: **Geothermal**
Outdoor Area: **Sundeck(s)**
Type of Roof: **Tile - Composite**

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

Total Parking: **2** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage Underbuilding, Visitor Parking**
Dist. to Public Transit: **1 BLK** Dist. to School Bus:
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: :
Fixtures Rmvd: :
Floor Finish: **Hardwood, Mixed, Carpet**

Legal: **STRATA LOT 18, PLAN EPS7278, DISTRICT LOT 430, 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 V**

Amenities: **Air Cond./Central, Bike Room, Club House, Elevator, Exercise Centre, In Suite Laundry, Storage, Concierge**

Site Influences: **Golf Course Nearby, Marina Nearby, Private Setting, Recreation Nearby, Shopping Nearby, Waterfront Property**
Features:

Finished Floor (Main): 1,228	Units in Development: 158	Tot Units in Strata: 158 Locker: Yes
Finished Floor (Above): 0	Exposure:	Storeys in Building: 12
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: First Service Residential	Mgmt. Co's #: 604-683-8900
Finished Floor (Below): 0	Maint Fee: \$1,012.00	Council/Park Apprv?: No
Finished Floor (Basement): 0	Maint Fee Includes: Caretaker, Gardening, Gas, Heat, Hot Water, Management, Other, Recreation Facility, Snow removal, Geothermal	
Finished Floor (Total): 1,228 sq. ft.		
Unfinished Floor: 0		
Grand Total: 1,228 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allowed	

Suite:	Restricted Age:	# of Pets:	Cats:	Dogs:
Basement: None	# or % of Rentals Allowed:			
Crawl/Bsmt. Ht:	Short Term(<1yr)Rnt/Lse Alwd?: No			
# of Kitchens: 1	Short Term Lse-Details:			
# of Levels: 1				
# of Rooms: 7				

Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	15'1 x 10'5	1	Main	4	Yes
Main	Dining Room	11'10 x 11'6	2	Main	3	No
Main	Kitchen	12'7 x 8'11	3			
Main	Primary Bedroom	15'6 x 11'3	4			
Main	Bedroom	12'8 x 11'2	5			
Main	Walk-In Closet	9'9 x 3'6	6			
Main	Foyer	12'8 x 5'8	7			
		x	8			

Listing Broker(s): **Royal LePage Sussex**

SOUTHFACING END UNIT in Horseshoe Bay Sanctuary with views of the marina, ocean, village & mountains. Enjoy watching the Ferries arrive from your spacious, sunny deck with nearly 400 sq ft of additional living space & accessible from the kitchen and dining areas for easy bbq's on summer nights. The luxurious interior finishings showcase European inspired spa like bathrooms with polished quartz countertops & Porcelain Limestone flooring; integrated Miele appliances including a Miele Professional Dual-Fuel Range with 'swipe' touch controls, floor to ceiling windows to encompass the views, natural wood accents and 10' ceilings. This suite has 2 parking stalls, storage locker & amenities like no other including 24 hr concierge & exclusive use of a private Chris-Craft Corsair 25 powerboat!