



Presented by:
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Active
R2339012
Board: V
Apartment/Condo

41 2250 FOLKESTONE WAY

West Vancouver
Panorama Village
V7S 2X7

Residential Attached
\$1,198,000 (LP)
(SP)



Sold Date:	Frontage (feet):	Original Price: \$1,498,000
Meas. Type:	Frontage (metres):	Approx. Year Built: 1979
Depth / Size (ft.):	Bedrooms: 2	Age: 40
Lot Area (sq.ft.): 0.00	Bathrooms: 2	Zoning: CD10
Flood Plain:	Full Baths: 2	Gross Taxes: \$2,727.67
Council Apprv?:	Half Baths: 0	For Tax Year: 2018
Exposure:	Maint. Fee: \$533.79	Tax Inc. Utilities?: No
If new, GST/HST inc?:		P.I.D.: 005-280-206
Mgmt. Co's Name: Associa		Tour:
Mgmt. Co's Phone: 604-595-8630		
View: Yes: Unobstructed Panoramic Views		
Complex / Subdiv: Panorama Village		
Services Connected: Community, Electricity, Sanitary Sewer, Water		
Sewer Type:		

Style of Home: 1 1/2 Storey	Total Parking: 2	Covered Parking: 2	Parking Access:
Construction: Frame - Wood	Parking: Garage Underbuilding		Locker: Y
Exterior: Mixed			Dist. to School Bus: near
Foundation: Concrete Perimeter	Reno. Year: 2018	Dist. to Public Transit: near	Total Units in Strata:
Rain Screen:	R.I. Plumbing:	Units in Development:	
Renovations: Completely		Title to Land: Freehold Strata	
Water Supply: City/Municipal	Metered Water:	Property Disc.: Yes	
Fireplace Fuel: Electric, Gas - Natural	R.I. Fireplaces:	Fixtures Leased: :	
Fuel/Heating: Electric, Radiant	# of Fireplaces: 1	Fixtures Rmvd: :	
Outdoor Area: Patio(s) & Deck(s)		Floor Finish:	
Type of Roof: Fibreglass			

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Management, Recreation Facility, Snow removal**
 Legal: **STRATA LOT 105, PLAN VAS510, DISTRICT LOT 783, 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: **In Suite Laundry, Pool; Indoor, Recreation Center, Storage, Swirlpool/Hot Tub, Tennis Court(s)**

Site Influences: **Central Location, Recreation Nearby, Ski Hill Nearby**
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	19'3 x 11'4			x			x
Main	Dining Room	12'7 x 9'7			x			x
Main	Kitchen	11'3 x 7'10			x			x
Main	Bedroom	14'4 x 9'1			x			x
Main	Utility	2'4 x 2'1			x			x
Main	Foyer	5'3 x 3'1			x			x
Above	Master Bedroom	18'11 x 16'2			x			x
Above	Walk-In Closet	10'5 x 5'7			x			x
					x			x
					x			x

Finished Floor (Main):	876	# of Rooms: 8	# of Kitchens: 1	# of Levels: 2	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	517	Crawl/Bsmt. Height:			1	Main	4	Yes	Barn:
Finished Floor (Below):	0	Restricted Age:			2	Above	5	Yes	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total):	1,393 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	0	Bylaws: Pets Allowed w/Rest., Rentals Allwd w/Restrctns			5				Grg Dr Ht:
Grand Total:	1,393 sq. ft.	Basement: None			6				
					7				
					8				

Listing Broker(s): **Angell Hasman (Malcolm Hasman)**

Located in the most sought after PANORAMA VILLAGE development this newly renovated modern contemporary, two-level residence, offers a bright open concept providing an indoor outdoor lifestyle overlooking one of the most spectacular unobstructed views of downtown Vancouver, the Lions Gate Bridge, Stanley Park and Ocean to Vancouver Island.