



Presented by:  
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**Active**  
**R2107812**

Board: V  
Apartment/Condo

**D107 40160 WILLOW CRESCENT**

Squamish  
Garibaldi Estates  
V8B 0M2

Residential Attached

**\$279,900** (LP)   
(SP)



Sold Date: Frontage (feet): Original Price: **\$279,900**  
Meas. Type: Frontage (metres): Approx. Year Built: **1993**  
Depth / Size (ft.): Bedrooms: **2** Age: **23**  
Lot Area (sq.ft.): **0.00** Bathrooms: **2** Zoning: **MF**  
Flood Plain: Full Baths: **1** Gross Taxes: **\$1,315.35**  
Approval Req?: Half Baths: **1** For Tax Year: **2016**  
Exposure: **North** Maint. Fee: **\$221.87** Tax Inc. Utilities?: **No**  
If new, GST/HST inc?: P.I.D.: **018-489-711**  
Mgmt. Co's Name: **DYNAMIC PROPERT MGMT.** Tour:  
Mgmt. Co's Phone: **604-815-4654**  
View: **:**  
Complex / Subdiv: **DIAMOND HEAD**  
Services Connected: **Electricity, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **Ground Level Unit**  
Construction: **Frame - Wood**  
Exterior: **Wood**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
Water Supply: **City/Municipal**  
Fireplace Fuel:  
Fuel/Heating: **Baseboard, Electric**  
Outdoor Area: **Balcny(s) Patio(s) Dck(s), Patio(s) & Deck(s)**  
Type of Roof: **Asphalt**

Reno. Year:  
R.I. Plumbing:  
R.I. Fireplaces:  
# of Fireplaces: **0**

Total Parking: **1** Covered Parking: **1** Parking Access: **Rear**  
Parking: **Carport; Single**  
Locker: **Y**  
Dist. to Public Transit: **CLOSE** Dist. to School Bus: **CLOSE**  
Units in Development:  
Title to Land: **Freehold Strata** Total Units in Strata: **160**  
Seller's Interest: **Court Ordered Sale**  
Property Disc.: **No**  
Fixtures Leased: **No**  
Fixtures Rmvd: **No**  
Floor Finish: **Laminate, Mixed, Vinyl/Linoleum**

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Management, Snow removal**  
Legal: **PL LMS227 LT 103 LD 36 SEC 11 TWP 50**

Amenities: **Elevator, In Suite Laundry, Storage**

Site Influences: **Central Location, Golf Course Nearby, Marina Nearby, Recreation Nearby, Shopping Nearby, Ski Hill Nearby**  
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	9' x 9'			x			x
Main	Master Bedroom	12' x 12'			x			x
Main	Bedroom	12' x 10'			x			x
Main	Living Room	15' x 17'			x			x
Main	Dining Room	8' x 8'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	<b>721</b>	# of Rooms:	<b>5</b>	# of Kitchens:	<b>1</b>	# of Levels:	<b>1</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	Crawl/Bsmt. Height:						1	Main	<b>2</b>	<b>Yes</b>	Barn:
Finished Floor (Below):	<b>0</b>	Restricted Age:						2	Main	<b>3</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	# of Pets:		Cats:		Dogs:		3				Pool:
Finished Floor (Total):	<b>721 sq. ft.</b>	# or % of Rentals Allowed:						4				Garage Sz:
		Bylaw Restrict:	<b>Pets Allowed w/Rest., Rentals</b>					5				Door Height:
Unfinished Floor:	<b>0</b>	<b>Allwd w/Restrctns</b>						6				
Grand Total:	<b>721 sq. ft.</b>	Basement:	<b>None</b>					7				
								8				

Listing Broker(s): **Royal LePage Sussex (WVAn2407)**

**Court ordered Sale. Bring your design ideas to this original condition 2 bedroom, 1.5 bathroom ground floor unit with open floor plan in the popular Diamond Head Apartments. Conveniently located close to shopping, schools, golf and many walking trails. 1 parking & 1 storage locker. OPEN HOUSE Saturday, Oct 1 12-2PM.**