



Presented by:  
**Micky Kandola**

Royal LePage - Wolstencroft  
Phone: 604-530-0231

micky@therealtorwithsoul.com



**Active**  
**R2800191**  
Board: V  
Apartment/Condo

**201 6697 NELSON AVENUE**

West Vancouver  
Horseshoe Bay WV  
V7W 2B2

Residential Attached

**\$1,499,000** (LP)

(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: <b>\$1,682,000</b>
Meas. Type:	Bedrooms: <b>2</b>	Approx. Year Built: <b>2022</b>
Frontage(feet):	Bathrooms: <b>2</b>	Age: <b>2</b>
Frontage(metres):	Full Baths: <b>2</b>	Zoning: <b>MF</b>
Depth / Size (ft.):	Half Baths: <b>0</b>	Gross Taxes: <b>\$0.00</b>
Sq. Footage: <b>0.00</b>		For Tax Year:
Flood Plain:	P.I.D.: <b>031-642-535</b>	Tax Inc. Utilities?:
View: <b>Yes :Ocean &amp; Mountains</b>		Tour:
Complex / Subdiv: <b>Sanctuary- Ocean Pavillion</b>		
First Nation		
Services Connctd: <b>Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water</b>		
Sewer Type:	Water Supply: <b>City/Municipal</b>	

Style of Home: **Corner Unit**  
Construction: **Concrete**  
Exterior: **Fibre Cement Board**  
Foundation: **Concrete Perimeter**

Renovations:  
# of Fireplaces: **1** R.I. Fireplaces:  
Fireplace Fuel: **Gas - Natural**  
Fuel/Heating: **Forced Air, Heat Pump**  
Outdoor Area: **Balcony(s)**  
Type of Roof: **Other**

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

Total Parking: **1** Covered Parking: **1** Parking Access:  
Parking: **Garage Underbuilding**  
Dist. to Public Transit:  
Title to Land: **Freehold Strata**  
Property Disc.: **Yes**  
Fixtures Leased: :  
Fixtures Rmvd: :  
Floor Finish: **Hardwood, Tile**

Dist. to School Bus:

Legal: **STRATA LOT 92, PLAN EPS7278, DISTRICT LOT 3840, 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, Garden**

Site Influences: **Marina Nearby, Private Setting, Recreation Nearby, Shopping Nearby, Ski Hill Nearby, Waterfront Property**  
Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Microwave**

Finished Floor (Main): **1,181**  
Finished Floor (Above): **0**  
Finished Floor (AbvMain2): **0**  
Finished Floor (Below): **0**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **1,181 sq. ft.**  
Unfinished Floor: **0**  
Grand Total: **1,181 sq. ft.**

Suite: **None**  
Basement: **None**  
Crawl/Bsmt. Ht.:  
# of Kitchens: **1** # of Levels: **1**  
# of Rooms: **7**

Units in Development: **158**  
Exposure:  
Mgmt. Co's Name:  
Maint Fee: **\$0.00**  
Maint Fee Includes: **Garbage Pickup, Gardening, Gas, Heat, Hot Water, Management, Recreation Facility, Snow removal, Geothermal**

Tot Units in Strata: Locker: **Yes**  
Storeys in Building: **5**  
Mgmt. Co's #:  
Council/Park Apprv?:

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allowed**

Restricted Age: # of Pets: Cats: **Yes** Dogs: **Yes**  
# or % of Rentals Allowed:  
Short Term(<1yr)Rnt/Lse Alwd?: **Yes**  
Short Term Lse-Details: **Minimum 30 Days**

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Primary Bedroom	11'5 x 10'8			x	1	Main	4	Yes
Main	Walk-In Closet	4'2 x 6'4			x	2	Main	3	No
Main	Foyer	5'6 x 12'8			x	3			
Main	Bedroom	10'6 x 9'9			x	4			
Main	Kitchen	13'2 x 8'4			x	5			
Main	Living Room	24'4 x 12'2			x	6			
Main	Dining Room	11'9 x 8'9			x	7			
		x			x	8			

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

**WATERFRONT living at its finest! Welcome to the Sanctuary, West Vancouver's most iconic new waterfront development nestled in Horseshoe Bay. This beautifully appointed 2 bed 2 bath apartment offers over 1400 sqft of indoor/outdoor living with water views from your private covered expansive outdoor patio. Featuring a fine Italian kitchen with soft touch cabinetry throughout the open concept kitchen appointed with Miele Professional grade stainless steel appliances and 10ft ceilings. 2 Generously sized bedrooms with exceptional wool carpeting. Private boathouse with a 26ft Chris Craft boat for your leisure just a short stroll from your home. This lovely home is truly a MUST SEE! 1 Parking, 1 locker included, Plenty visitor Parking Call listing agent to view.**