



Presented by:  
**Mylyne Santos PREC\***

**Mylyne & Associates**  
Stonehaus Realty Corp.  
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**Active**  
**R3067073**  
Board: V  
Apartment/Condo

**3D 328 TAYLOR WAY**

West Vancouver  
Park Royal  
V7T 2Y4

Residential Attached

**\$799,000** (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$799,000</b>
Meas. Type:	Bedrooms: <b>2</b>	Approx. Year Built: <b>1993</b>
Frontage(feet):	Bathrooms: <b>2</b>	Age: <b>32</b>
Frontage(metres):	Full Baths: <b>2</b>	Zoning: <b>CD26</b>
Depth / Size (ft.):	Half Baths: <b>0</b>	Gross Taxes: <b>\$2,638.36</b>
Sq. Footage: <b>0.00</b>		For Tax Year: <b>2024</b>
Flood Plain:	P.I.D.: <b>018-069-240</b>	Tax Inc. Utilities?:
View: :		Tour:
Complex / Subdiv: <b>Westroyal</b>		
First Nation		
Services Connctd: <b>Electricity, Sanitary Sewer, Water</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

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

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

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

Total Parking: **2** Covered Parking: **2** Parking Access: **Side**  
Parking: **Garage Underbuilding**  
Dist. to Public Transit: **OUTSIDE** Dist. to School Bus: **NRBY**  
Title to Land: **Leasehold not prepaid-Strata**  
Property Disc.: **No**  
Fixtures Leased: **: SEE SCHEDULE A**  
Fixtures Rmvd: **: SEE SCHEDULE A**  
Floor Finish:

Legal: **STRATA LOT 115, PLAN LMS445, DISTRICT LOT 1039, 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**

Amenities: **Club House, Exercise Centre, In Suite Laundry, Pool; Indoor**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**  
Features:

Finished Floor (Main): <b>1,286</b>			Units in Development: <b>182</b>			Tot Units in Strata: <b>182</b>			Locker:		
Finished Floor (Above): <b>0</b>			Exposure: <b>Northwest</b>			Storeys in Building: <b>19</b>					
Finished Floor (AbvMain2): <b>0</b>			Mgmt. Co's Name: <b>First Service Residential</b>			Mgmt. Co's #:					
Finished Floor (Below): <b>0</b>			Maint Fee: <b>\$943.97</b>			Council/Park Apprv?:					
Finished Floor (Basement): <b>0</b>			Maint Fee Includes: <b>Hot Water, Management, Other</b>								
Finished Floor (Total): <b>1,286 sq. ft.</b>											
Unfinished Floor: <b>0</b>											
Grand Total: <b>1,286 sq. ft.</b>			Bylaws Restrictions: <b>Pets Allowed w/Rest., Rentals Allwd w/Restrctns</b>								
Suite: <b>None</b>			Restricted Age:			# of Pets: <b>1</b>			Cats: <b>Yes</b> Dogs: <b>Yes</b>		
Basement: <b>None</b>			# or % of Rentals Allowed:								
Crawl/Bsmt. Ht:			Short Term(<1yr)Rnt/Lse Alwd?: <b>No</b>								
# of Kitchens: <b>1</b>			Short Term Lse-Details:								
# of Levels: <b>1</b>											
# of Rooms: <b>7</b>											
Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?		
Main	Foyer	5'8 x 10'8			x	1	Main	4	No		
Main	Kitchen	8' x 15'4			x	2	Main	5	Yes		
Main	Dining Room	8'8 x 9'4			x	3					
Main	Living Room	18'2 x 12'10			x	4					
Main	Den	9'7 x 10'1			x	5					
Main	Bedroom	8'9 x 13'9			x	6					
Main	Primary Bedroom	12'7 x 15'4			x	7					
		x			x	8					

Listing Broker(s): **Macdonald Realty**

**Macdonald Realty**

**Experience the best of West Coast living where nature meets urban convenience. Walk the Capilano Pacific Trail, stroll to Ambleside Beach, or cross the street to Park Royal for world-class shopping & dining. This bright and spacious 1,286 sqft 2-bedroom, 2-bathroom corner unit features a primary suite with a walk-in closet & 5-piece en-suite, sunroom/home office, gas fireplace, in-suite laundry and 2-balconies with over 300 sqft of outdoor space. Westroyal development includes an indoor pool, sauna, and exercise centre. Commuting is easy with convenient access to transit and Downtown Vancouver. 2 parking stalls & 1 storage locker. Pets & rentals are permitted with restrictions. Lease is with West Vancouver District, Expires 2087. ALL OFFERS SUBJECT TO APPROVAL OF THE SUPREME COURT OF B.C.**



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**Active**  
**R3052211**  
Board: V  
Apartment/Condo

**404 6699 NELSON AVENUE**

West Vancouver  
Horseshoe Bay WV  
V7W 2B2

Residential Attached

**\$1,035,000** (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$1,035,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>2</b>	Approx. Year Built: <b>2022</b>
Frontage(feet):	Bathrooms: <b>2</b>	Age: <b>3</b>
Frontage(metres):	Full Baths: <b>2</b>	Zoning: <b>CD54</b>
Depth / Size (ft.):	Half Baths: <b>0</b>	Gross Taxes: <b>\$3,364.18</b>
Sq. Footage: <b>0.00</b>		For Tax Year: <b>2024</b>
Flood Plain:	P.I.D.: <b>031-642-390</b>	Tax Inc. Utilities?:
View: <b>Yes : Partial View from Balcony</b>		Tour:
Complex / Subdiv: <b>SANCTUARY</b>		
First Nation:		
Services Connctd: <b>Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

Style of Home: **1 Storey**  
Construction: **Concrete**  
Exterior: **Concrete, Fibre Cement Board, Stone**  
Foundation: **Concrete Perimeter**

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

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

Total Parking: **1** Covered Parking: **1** Parking Access:  
Parking: **Garage Underbuilding**  
Dist. to Public Transit: **1 BLK** Dist. to School Bus:  
Title to Land: **Freehold Strata**  
Property Disc.: **No**  
Fixtures Leased: :  
Fixtures Rmvd: :  
Floor Finish: **Laminate**

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, Club House, Elevator, Exercise Centre, In Suite Laundry, Recreation Center, Wheelchair Access, Concierge**

Site Influences: **Golf Course Nearby, Marina Nearby, Private Setting, Recreation Nearby, Shopping Nearby, Ski Hill Nearby**  
Features: **Air Conditioning, Smoke Alarm, Sprinkler - Fire**

Finished Floor (Main): <b>1,038</b>	Units in Development:	Tot Units in Strata: <b>158</b>	Locker:
Finished Floor (Above): <b>0</b>	Exposure: <b>Southwest</b>	Storeys in Building: <b>9</b>	
Finished Floor (AbvMain2): <b>0</b>	Mgmt. Co's Name: <b>First Service Residential</b>	Mgmt. Co's #: <b>604-683-8900</b>	
Finished Floor (Below): <b>0</b>	Maint Fee: <b>\$989.45</b>	Council/Park Apprv?: <b>No</b>	
Finished Floor (Basement): <b>0</b>	Maint Fee Includes: <b>Caretaker, Garbage Pickup, Gardening, Gas, Heat, Hot Water, Management, Other, Recreation Facility, Snow removal, Water, Geothermal</b>		
Finished Floor (Total): <b>1,038 sq. ft.</b>			
Unfinished Floor: <b>0</b>			
Grand Total: <b>1,038 sq. ft.</b>	Bylaws Restrictions: <b>Pets Allowed w/Rest., Rentals Allowed</b>		
Suite:	Restricted Age:	# of Pets: <b>2</b>	Cats: <b>Yes</b> Dogs: <b>Yes</b>
Basement: <b>None</b>	# or % of Rentals Allowed: <b>100%</b>		
Crawl/Bsmt. Ht:	Short Term (<1yr) Rnt/Lse Alwd?: <b>No</b>		
# of Kitchens: <b>1</b>	Short Term Lse-Details: <b>Minimum 3 month rental.</b>		
# of Levels: <b>1</b>			
# of Rooms: <b>7</b>			

Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	13'7" x 8'1"	1	Main	3	No
Main	Dining Room	13'7" x 7'	2	Main	5	Yes
Main	Kitchen	15'3" x 12'	3			
Main	Primary Bedroom	11'1" x 9'11"	4			
Main	Bedroom	11'4" x 11'2"	5			
Main	Foyer	8'6" x 5'6"	6			
Main	Walk-In Closet	8'3" x 7'1"	7			
		x	8			

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

**OPPORTUNITY KNOCKING-COURT ORDERED SALE. Imagine a stunning South West facing 2 bedroom, 2 bath corner suite at the beautiful 'Sanctuary'. This is an end unit with water views from the sunny balcony, a spacious open floorplan with good bedroom separation, large windows allowing sunlight to flood in and living spaces with 10' ceilings. Quality finishings include wide plank wood flooring, kitchen with granite slab counters & matte white lacquer cabinetry, bathrooms with polished quartz counters & teak cabinets and a stunning travertine fireplace as the focal point of the large living room. Maint fee includes 24 hr concierge, security, geo thermal heat, a gym & use of a boat & captain. If you are looking for a slower pace in one of BC's most scenic oceanside communities, this is it!**



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**Active**  
**R3064437**

Board: V  
Townhouse

**7 BEACH DRIVE**

West Vancouver  
Furry Creek  
V0N 3Z1

Residential Attached

**\$1,689,000** (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$1,749,900</b>
Meas. Type:	Bedrooms: <b>3</b>	Approx. Year Built: <b>2000</b>
Frontage(feet):	Bathrooms: <b>5</b>	Age: <b>25</b>
Frontage(metres):	Full Baths: <b>4</b>	Zoning: <b>RM1</b>
Depth / Size (ft.):	Half Baths: <b>1</b>	Gross Taxes: <b>\$7,806.42</b>
Sq. Footage: <b>0.00</b>		For Tax Year: <b>2024</b>
Flood Plain:	P.I.D.: <b>024-849-880</b>	Tax Inc. Utilities?:
View: <b>Yes : Panoramic, Ocean, Man, Glacier</b>		Tour:
Complex / Subdiv: <b>Olivers Landing- Furry Creek</b>		
First Nation		
Services Connctd: <b>Electricity, Sanitary Sewer, Storm Sewer, Water</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

Style of Home: **3 Storey, End Unit**  
Construction: **Frame - Wood**  
Exterior: **Fibre Cement Board, Wood**  
Foundation: **Concrete Perimeter**

Renovations:  
# of Fireplaces: **3** R.I. Fireplaces:  
Fireplace Fuel: **Gas - Natural**  
Fuel/Heating: **Hot Water, Propane Gas, Wood**  
Outdoor Area: **Patio(s) & Deck(s)**  
Type of Roof: **Tile - Concrete**

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

Total Parking: **2** Covered Parking: **2** Parking Access: **Front**  
Parking: **Garage; Double, Visitor Parking**  
Dist. to Public Transit:  
Title to Land: **Freehold Strata**  
Property Disc.: **No**  
Fixtures Leased: **No**  
Fixtures Rmvd: **No**  
Floor Finish: **Hardwood, Mixed, Tile**

Legal: **STRATA LOT 7, PLAN LMS4257, DISTRICT LOT 1296, 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, Exercise Centre, In Suite Laundry, Pool; Indoor**

Site Influences: **Gated Complex, Golf Course Dev., Marina Nearby, Recreation Nearby, Ski Hill Nearby, Waterfront Property**  
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main): <b>1,329</b>			Units in Development: <b>56</b>			Tot Units in Strata: <b>56</b>			Locker:		
Finished Floor (Above): <b>1,025</b>			Exposure:			Storeys in Building: <b>3</b>					
Finished Floor (AbvMain2): <b>0</b>			Mgmt. Co's Name: <b>Dynamic</b>			Mgmt. Co's #: <b>604-815-4654</b>					
Finished Floor (Below): <b>1,302</b>			Maint Fee: <b>\$1,260.86</b>			Council/Park Apprv?:					
Finished Floor (Basement): <b>0</b>			Maint Fee Includes: <b>Garbage Pickup, Gardening, Management, Snow removal</b>								
Finished Floor (Total): <b>3,656 sq. ft.</b>											
Unfinished Floor: <b>0</b>											
Grand Total: <b>3,656 sq. ft.</b>			Bylaws Restrictions: <b>Pets Allowed w/Rest., Rentals Allwd w/Restrctns</b>								
Suite: <b>None</b>			Restricted Age:			# of Pets:			Cats: Dogs:		
Basement: <b>None</b>			# or % of Rentals Allowed:								
Crawl/Bsmt. Ht:			Short Term(<1yr)Rnt/Lse Alwd?: <b>No</b>								
# of Kitchens: <b>1</b>			Short Term Lse-Details:								
# of Levels: <b>3</b>											
# of Rooms: <b>13</b>											
Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?		
Main	Foyer	10'9 x 19'9	Below	Other	9'5 x 18'2	1	Main	2	No		
Main	Kitchen	12'9 x 12'11	Below	Utility	14'1 x 14'4	2	Main	3	Yes		
Main	Dining Room	15'9 x 19'5	Above	Primary Bedroom	18'10 x 20'6	3	Below	5	Yes		
Main	Living Room	18'2 x 14'	Above	Family Room	16'10 x 20'8	4	Above	5	Yes		
Main	Bedroom	13'1 x 16'11	Above	Bedroom	13'1 x 13'3	5	Above	4	Yes		
Main	Walk-In Closet	6'1 x 7'4			x	6					
Main	Laundry	7'2 x 5'6			x	7					
Below	Recreation Room	29'2 x 31'			x	8					

Listing Broker(s): **Stilhavn Real Estate Services**

**OPEN: Sat, Nov 8, 230-4pm. True WATERFRONT living at #7 Olivers Landing! This end-unit townhome offers over 3600sf of indoor living space over three levels with UNOBSTRUCTED water views from almost every room! Up, find two spacious bedrooms both with ensuite bathrooms and spacious walk in closets. The top floor landing can be used as a family TV room or office. On the main level, options for large office or primary bedroom with private ensuite give this home flexibility to age in place. Over-height vaulted ceilings with large windows take in the views of Howe Sound from this front row WATERFRONT home. Open main level spaces are ideal for entertaining friends and family! Down, find a spacious rec room with space for a pool table, games room and optional 4th bedroom (easy reno) with ensuite.**