



Presented by:
Mylyne Santos PREC*

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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: \$799,000
Meas. Type:	Bedrooms: 2	Approx. Year Built: 1993
Frontage(feet):	Bathrooms: 2	Age: 33
Frontage(metres):	Full Baths: 2	Zoning: CD26
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$2,638.36
Sq. Footage: 0.00		For Tax Year: 2024
Flood Plain:	P.I.D.: 018-069-240	Tax Inc. Utilities?:
View: :		Tour:
Complex / Subdiv: Westroyal		
First Nation		
Services Connctd: Electricity, Sanitary Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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): **1,286**
Finished Floor (Above): **0**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **1,286 sq. ft.**
Unfinished Floor: **0**
Grand Total: **1,286 sq. ft.**

Units in Development: **182**
Exposure: **Northwest**
Mgmt. Co's Name: **First Service Residential**
Maint Fee: **\$943.97**
Maint Fee Includes: **Hot Water, Management, Other**

Tot Units in Strata: **182** Locker:
Storeys in Building: **19**
Mgmt. Co's #:
Council/Park Apprv?:

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

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allwd w/Restrctns**
Restricted Age: # of Pets: **1** Cats: **Yes** Dogs: **Yes**
or % of Rentals Allowed:
Short Term (<1yr)Rnt/Lse Alwd?: **No**
Short Term Lse-Details:

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	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
R3073153
Board: V
Apartment/Condo

6D 328 TAYLOR WAY

West Vancouver
Park Royal
V7T 2Y4

Residential Attached

\$888,000 (LP)

(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: \$888,000
Meas. Type:	Bedrooms: 2	Approx. Year Built: 1993
Frontage(feet):	Bathrooms: 2	Age: 33
Frontage(metres):	Full Baths: 2	Zoning: MF
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$2,718.40
Sq. Footage: 0.00		For Tax Year: 2024
Flood Plain:	P.I.D.: 018-069-436	Tax Inc. Utilities?:
View: :		Tour: Virtual Tour URL
Complex / Subdiv: WESTROYAL		
First Nation:		
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type:	Water Supply: City/Municipal	

Style of Home: **Corner Unit**
Construction: **Concrete**
Exterior: **Glass, Mixed, Stucco**
Foundation: **Concrete Perimeter**

Renovations:
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: **Front**
Parking: **Garage Underbuilding**
Dist. to Public Transit: Dist. to School Bus:
Title to Land: **Leasehold not prepaid-NonStrata**
Property Disc.: **No**
Fixtures Leased: :
Fixtures Rmvd: :
Floor Finish:

Legal: **STRATA LOT 130 DISTRICT LOT 1039 LEASEHOLD STRATA PLAN LMS445TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1.**

Amenities: **Elevator, Exercise Centre, Pool; Indoor**

Site Influences: **Central Location, Marina Nearby, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Fireplace Insert**

Finished Floor (Main): 1,288	Units in Development: 182	Tot Units in Strata: 182	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: \$943.97	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Caretaker, Garbage Pickup, Gardening, Gas, Hot Water, Management, Water		
Finished Floor (Total): 1,288 sq. ft.			
Unfinished Floor: 0			
Grand Total: 1,288 sq. ft.	Bylaws Restrictions: Pets Allowed, Rentals Allowed	# of Pets:	Cats: Dogs:

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Bedroom	8'9 x 13'9			x	1	Main	5	Yes
Main	Primary Bedroom	12'7 x 15'4			x	2	Main	4	No
Main	Walk-In Closet	7'5 x 6'3			x	3			
Main	Dining Room	9'9 x 8'1			x	4			
Main	Living Room	18'2 x 12'10			x	5			
Main	Kitchen	8'0 x 15'4			x	6			
Main	Foyer	5'8 x 10'8			x	7			
					x	8			

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

COURT ORDERED SALE. Luxury View Condo in Park Royal Stunning, extensively remodeled 2-bed, 2-bath residence in one of West Vancouver's most prestigious buildings. Enjoy panoramic views of Lions Gate Bridge, and downtown from your spacious terrace. Features floor-to-ceiling windows, high-end finishes, open-concept layout, and 2 secure parking stalls. Steps to Park Royal's top shopping, dining, and trails. Lease with West Van Municipality until 2087, included in strata fee. "Property sold as is, where is."



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Active
R3073142

Board: V
Townhouse

348 TAYLOR WAY

West Vancouver
Park Royal
V7T 2Y2

Residential Attached

\$988,000 (LP)

(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: \$988,000
Meas. Type:	Bedrooms: 3	Approx. Year Built: 1993
Frontage(feet):	Bathrooms: 3	Age: 33
Frontage(metres):	Full Baths: 2	Zoning: MF
Depth / Size (ft.):	Half Baths: 1	Gross Taxes: \$4,067.93
Sq. Footage: 0.00		For Tax Year: 2024
Flood Plain:	P.I.D.: 017-848-016	Tax Inc. Utilities?:
View: :		Tour: Virtual Tour URL
Complex / Subdiv: WESTROYAL		
First Nation:		
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type:	Water Supply: City/Municipal	

Style of Home: **2 Storey w/Bsmt., End Unit**
Construction: **Concrete**
Exterior: **Glass, Mixed, Stucco**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **2** R.I. Fireplaces:
Fireplace Fuel: **Gas - Natural**
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Other**

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

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

Legal: **STRATA LOT 1 DISTRICT LOT 1039 LEASEHOLD STRATA PLAN LMS. 445TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1.**

Amenities: **Exercise Centre, Pool; Indoor**

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

Finished Floor (Main): 860	Units in Development: 183	Tot Units in Strata: 183 Locker: Yes
Finished Floor (Above): 825	Exposure:	Storeys in Building:
Finished Floor (AbvMain2): 109	Mgmt. Co's Name: First Service Residential	Mgmt. Co's #: 604-683-8900
Finished Floor (Below): 0	Maint Fee: \$1,347.44	Council/Park Apprv?:
Finished Floor (Basement): 245	Maint Fee Includes: Caretaker, Garbage Pickup, Gardening, Gas, Hot Water, Management, Recreation Facility, Water	
Finished Floor (Total): 2,039 sq. ft.		
Unfinished Floor: 0		
Grand Total: 2,039 sq. ft.	Bylaws Restrictions: Pets Allowed, Rentals Allowed	

Suite:
Basement: **Unfinished**
Crawl/Bsmt. Ht: # of Levels: **4**
of Kitchens: **1** # of Rooms: **14**

Restricted Age: # of Pets: Cats: Dogs:
or % of Rentals Allowed:
Short Term (<1yr)Rnt/Lse Alwd?: **No**
Short Term Lse-Details:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Foyer	8'7 x 8'0	Above	Bedroom	11'1 x 11'10	1	Main	2	No
Main	Kitchen	10'9 x 11'0	Above	Patio	13'11 x 10'10	2	Above	3	No
Main	Nook	10'4 x 9'11	Abv Main 2	Patio	23'8 x 35'4	3	Above	3	No
Main	Dining Room	13'10 x 9'2	Bsmt	Storage	17'0 x 16'5	4			
Main	Living Room	13'10 x 9'2	Bsmt	Mud Room	12'11 x 4'9	5			
Main	Patio	35'9 x 35'11	Bsmt	Foyer	5'4 x 5'6	6			
Above	Bedroom	10'11 x 11'11			x	7			
Above	Primary Bedroom	13'3 x 14'0			x	8			

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

COURT ORDERED SALE. Exciting Renovation Opportunity: 3-Bedroom + Den Townhouse. This spacious 3-bedroom + den corner townhouse in the coveted West Royal complex is a renovator's dream! Bring your vision to life and transform this home into a modern masterpiece. With private patios, a rooftop deck, and a skylight, the potential for creating an exceptional living space is endless. Enjoy panoramic views and the perfect canvas to design your ideal home. The townhouse features 2 gas fireplaces and 2 secured parking stalls. Take full advantage of the resort-style amenities including an indoor pool, gym, party lounge, workshop, freezer room, and resident manager. BBQs and heat lamps are allowed, making outdoor living a breeze. "Property sold as is, where is."



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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: \$1,035,000
Meas. Type: Feet	Bedrooms: 2	Approx. Year Built: 2022
Frontage(feet):	Bathrooms: 2	Age: 4
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 : Partial View from Balcony		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**
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): 1,038	Units in Development:	Tot Units in Strata: 158	Locker:
Finished Floor (Above): 0	Exposure: Southwest	Storeys in Building: 9	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: First Service Residential	Mgmt. Co's #: 604-683-8900	
Finished Floor (Below): 0	Maint Fee: \$998.73	Council/Park Apprv?: No	
Finished Floor (Basement): 0	Maint Fee Includes: Caretaker, Garbage Pickup, Gardening, Gas, Heat, Hot Water, Management, Other, Recreation Facility, Snow removal, Water, Geothermal		
Finished Floor (Total): 1,038 sq. ft.			
Unfinished Floor: 0			
Grand Total: 1,038 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allowed	# of Pets: 2	Cats: Yes Dogs: Yes
Suite:	Restricted Age:		
Basement: None	# or % of Rentals Allowed: 100%		
Crawl/Bsmt. Ht: # of Levels: 1	Short Term (<1yr)Rnt/Lse Alwd?: No		
# of Kitchens: 1	Short Term Lse-Details: Minimum 3 month rental.		

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	13'7 x 8'1			x	1	Main	3	No
Main	Dining Room	13'7 x 7'			x	2	Main	5	Yes
Main	Kitchen	15'3 x 12'			x	3			
Main	Primary Bedroom	11'1 x 9'11			x	4			
Main	Bedroom	11'4 x 11'2			x	5			
Main	Foyer	8'6 x 5'6			x	6			
Main	Walk-In Closet	8'3 x 7'1			x	7			
		x			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
R3073299
Board: V
Apartment/Condo

405 6687 NELSON AVENUE

West Vancouver
Horseshoe Bay WV
V7W 2B2

Residential Attached

\$1,234,800 (LP)

(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: \$1,234,800
Meas. Type: Feet	Bedrooms: 2	Approx. Year Built: 2022
Frontage(feet):	Bathrooms: 2	Age: 4
Frontage(metres):	Full Baths: 2	Zoning: CD54
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$3,640.16
Sq. Footage: 0.00	P.I.D.: 031-642-861	For Tax Year: 2024
Flood Plain:	View: Yes :Partial	Tax Inc. Utilities?: No
Complex / Subdiv: THE SANCTUARY	First Nation:	Tour:
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**
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**

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

Legal: **STRATA LOT 125, 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, Storage, Concierge**

Site Influences: **Cul-de-Sac, Golf Course Nearby, Marina Nearby, Recreation Nearby, Shopping Nearby**

Features: **Air Conditioning**

Finished Floor (Main): 1,105	Units in Development: 158	Tot Units in Strata: 158	Locker: Yes
Finished Floor (Above): 0	Exposure: East	Storeys in Building: 9	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: First Service Residential	Mgmt. Co's #: 855-273-1967	
Finished Floor (Below): 0	Maint Fee: \$1,095.84	Council/Park Apprv?: No	
Finished Floor (Basement): 0	Maint Fee Includes: Caretaker, Garbage Pickup, Gardening, Gas, Heat, Hot Water, Management, Other, Recreation Facility, Snow removal, Geothermal		
Finished Floor (Total): 1,105 sq. ft.			
Unfinished Floor: 0			
Grand Total: 1,105 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: # of Levels: 1	Short Term (<1yr)Rnt/Lse Alwd?: Yes		
# of Kitchens: 1	Short Term Lse-Details: Minimum 30 days. Refer to bylaws.		

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	12'1 x 9'7			x	1	Main	3	No
Main	Dining Room	15'8 x 10'6			x	2	Main	5	Yes
Main	Kitchen	14'10 x 8'9			x	3			
Main	Primary Bedroom	13'4 x 12'9			x	4			
Main	Bedroom	9'11 x 8'9			x	5			
Main	Walk-In Closet	7'2 x 6'1			x	6			
Main	Foyer	9'9 x 9'4			x	7			
					x	8			

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

Discover waterfront luxury in this 2 bedroom, 2 bath suite in the iconic Sanctuary located on the edge of Horseshoe Bay's harbour. 10' ceilings, wide plank wood flooring, quartz & granite counters, teak vanities, Kohler fixtures and a spectacular travertine stone fireplace are just some of the beautiful finishes in this Paul Merrick designed space. This is a great floorplan with Eastern exposure & spacious balcony with access from both living room & primary bedroom. Amenities include 24hr concierge, a state-of-the-art gym, paddleboards, kayaks, a breathtaking 'boathouse' and use of a 24' Criss-Craft boat complete with captain! A rare gem in West Vancouver's picturesque coastal community ideally located for the skier, boater, golfer or those just seeking peace & quiet. COURT ORDERED SALE.



Presented by:

Mylyne Santos PREC*

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Active
R3064437

Board: V
Townhouse

7 BEACH DRIVE

West Vancouver
Furry Creek
V0N 3Z1

Residential Attached

\$1,669,000 (LP)

(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: \$1,749,900
Meas. Type:	Bedrooms: 3	Approx. Year Built: 2000
Frontage(feet):	Bathrooms: 5	Age: 26
Frontage(metres):	Full Baths: 4	Zoning: RM1
Depth / Size (ft.):	Half Baths: 1	Gross Taxes: \$8,527.49
Sq. Footage: 0.00		For Tax Year: 2025
Flood Plain:	P.I.D.: 024-849-880	Tax Inc. Utilities?:
View: Yes : Panoramic, Ocean, Man, Glacier		Tour:
Complex / Subdiv: Olivers Landing - Furry Creek		
First Nation:		
Services Connctd: Electricity, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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):	1,287
Finished Floor (Above):	1,015
Finished Floor (AbvMain2):	0
Finished Floor (Below):	1,297
Finished Floor (Basement):	0
Finished Floor (Total):	3,599 sq. ft.
Unfinished Floor:	0
Grand Total:	3,599 sq. ft.

Units in Development: **56** Tot Units in Strata: **56** Locker:
Exposure: Storeys in Building: **3**
Mgmt. Co's Name: **Dynamic** Mgmt. Co's #: **604-815-4654**
Maint Fee: **\$1,338.85** Council/Park Apprv?:
Maint Fee Includes: **Garbage Pickup, Gardening, Management, Snow removal**

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

Restricted Age: # of Pets: Cats: Dogs:
or % of Rentals Allowed:
Short Term(<1yr)Rnt/Lse Alwd?: **No**
Short Term Lse-Details:

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**

True WATERFRONT living at #7 Olivers Landing! This end-unit townhome offers approximately 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 room, office or gym. 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.