



Presented by:
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kw ELITE REALTY
KELLERWILLIAMS.

Active
R2384267

Board: V
Apartment/Condo

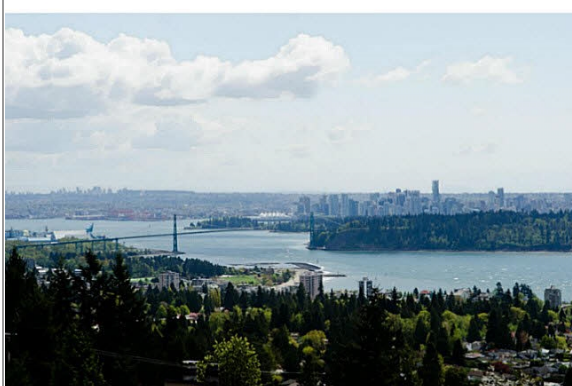
74 2212 FOLKESTONE WAY

West Vancouver
Panorama Village
V7S 2X7

Residential Attached

\$799,900 (LP)

(SP)



Sold Date:	Frontage (feet):	Original Price: \$799,900
Meas. Type:	Frontage (metres):	Approx. Year Built: 1976
Depth / Size (ft.):	Bedrooms: 1	Age: 43
Lot Area (sq.ft.): 0.00	Bathrooms: 1	Zoning: CD-10
Flood Plain: No	Full Baths: 1	Gross Taxes: \$2,179.35
Council Apprv?:	Half Baths: 0	For Tax Year: 2018
Exposure:	Maint. Fee: \$527.31	Tax Inc. Utilities?: No
If new, GST/HST inc?:		P.I.D.: 003-925-463
Mgmt. Co's Name: STRATA WEST		Tour:
Mgmt. Co's Phone: 604-904-9595		
View: Yes: CITY AND OCEAN		
Complex / Subdiv:		
Services Connected: Electricity		
Sewer Type: City/Municipal		

Style of Home: **1 1/2 Storey**
Construction: **Frame - Wood**
Exterior: **Other**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
Water Supply: **City/Municipal**
Fireplace Fuel:
Fuel/Heating: **Baseboard**
Outdoor Area: **Balcony(s)**
Type of Roof: **Asphalt**

Reno. Year:
R.I. Plumbing:

Metered Water:
R.I. Fireplaces:
of Fireplaces: **0**

Total Parking: **1** Covered Parking: **1** Parking Access:
Parking: **Garage; Single**

Locker:
Dist. to Public Transit:
Units in Development:
Title to Land: **Freehold Strata**

Property Disc.: **No**
Fixtures Leased: :
Fixtures Rmvd: :
Floor Finish:

Maint Fee Inc: **Caretaker, Gardening**

Legal: **STRATA LOT 26, PLAN VAS359, DISTRICT LOT 783, 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: **Recreation Center, Shared Laundry**

Site Influences:
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'5 x 13'2			x			x
Main	Kitchen	12'10 x 10'1			x			x
Main	Dining Room	13'8 x 7'2			x			x
Main	Master Bedroom	15'6 x 11'6			x			x
Main	Solarium	11'4 x 5'7			x			x
Main	Solarium	11'4 x 7'7			x			x
Above	Loft	19'4 x 13'6			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	1,045	# of Rooms: 7	# of Kitchens: 1	# of Levels: 2	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	285	Crawl/Bsmt. Height:			1	Main	3	No	Barn:
Finished Floor (Below):	0	Restricted Age:			2				Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total):	1,330 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
		Bylaws: Pets Allowed w/Rest., Rentals Not Allowed			5				Grg Dr Ht:
Unfinished Floor:	0	Basement: None			6				
Grand Total:	1,330 sq. ft.				7				
					8				

Listing Broker(s): **Park Georgia Realty Ltd.**

Court order sale, one bedroom and loft. Square footage includes the loft area. Magnificent view of city and ocean. Allow time for showings.



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Active
R2381674

Board: V
Townhouse

5320 MEADFEILD ROAD

West Vancouver
Upper Caulfeild
V7W 3E5

Residential Attached

\$2,798,000 (LP)
(SP)



Sold Date:	Frontage (feet): 75.26	Original Price: \$2,798,000
Meas. Type: Feet	Frontage (metres): 22.94	Approx. Year Built: 1988
Depth / Size (ft.): 111.93 IRR	Bedrooms: 2	Age: 31
Lot Area (sq.ft.): 3,505.00	Bathrooms: 3	Zoning: RS10
Flood Plain:	Full Baths: 2	Gross Taxes: \$5,824.75
Council Apprv?:	Half Baths: 1	For Tax Year: 2018
Exposure:	Maint. Fee:	Tax Inc. Utilities?:
If new, GST/HST inc?:		P.I.D.: 010-764-852
Mgmt. Co's Name:		Tour: Virtual Tour URL
Mgmt. Co's Phone:		
View:	Yes: beautiful water & island views	
Complex / Subdiv:	Sahalee	
Services Connected:	Electricity, Natural Gas, Water	
Sewer Type:		

Style of Home: **3 Storey**
Construction: **Frame - Wood**
Exterior: **Wood**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations: **Completely**
Water Supply: **City/Municipal**
Fireplace Fuel: **Gas - Natural**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Other**

Reno. Year:
R.I. Plumbing:

Metered Water:
R.I. Fireplaces:
of Fireplaces: **2**

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Double**

Locker:
Dist. to Public Transit: **Near**
Units in Development:
Title to Land: **Freehold NonStrata**

Property Disc.: **Yes**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Hardwood, Wall/Wall/Mixed**

Maint Fee Inc:
Legal: **LOT 81, PLAN VAP21689, DISTRICT LOT 773, GROUP 1, NEW WESTMINSTER LAND DISTRICT, EP19329**

Amenities:

Site Influences: **Central Location, 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	Living Room	20'0 x 14'7	Below	Flex Room	18'2 x 10'8			x
Main	Dining Room	17'11 x 10'7	Below	Storage	16'9 x 10'10			x
Main	Kitchen	19'2 x 8'2			x			x
Main	Den	14'4 x 11'1			x			x
Main	Foyer	15'2 x 6'7			x			x
Main	Storage	11'2 x 3'10			x			x
Main	Laundry	7'10 x 5'5			x			x
Above	Master Bedroom	16'9 x 15'6			x			x
Above	Bedroom	13'4 x 12'9			x			x
Below	Recreation	22'1 x 13'9			x			x

Finished Floor (Main):	1,273	# of Rooms: 12	# of Kitchens: 1	# of Levels: 3	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	872	Crawl/Bsmt. Height:			1	Main	2	No	Barn:
Finished Floor (Below):	1,326	Restricted Age:			2	Above	5	Yes	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:	Cats:	Dogs:	3	Above	4	Yes	Pool:
Finished Floor (Total):	3,471 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	0	Bylaws:			5				Grg Dr Ht:
Grand Total:	3,471 sq. ft.	Basement: None			6				
					7				
					8				

Listing Broker(s): **Angell Hasman (E.Christiansen)**

Stunning views are enjoyed from this incredible Sahalee home that has been completely renovated with only the best of quality materials. Enjoy 3,471 sq. ft. of living space with a spacious open floor plan, gorgeous hardwood floors and a huge bonus lower level rarely found. Offering 2 bedrooms, 3 bathrooms and a large quiet deck facing the massive unobstructed views. Truly a special home in the best location in the sub division.