



Presented by:  
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**Active**  
**R2465747**  
Board: V  
Apartment/Condo

**74 2212 FOLKESTONE WAY**

West Vancouver  
Panorama Village  
V7S 2X7

Residential Attached

**\$698,000** (LP)

(SP)



Sold Date:	Frontage (feet): <b>0.00</b>	Original Price: <b>\$698,000</b>
Meas. Type: <b>Feet</b>	Frontage (metres): <b>0.00</b>	Approx. Year Built: <b>1976</b>
Depth / Size (ft.): <b>0.00</b>	Bedrooms: <b>1</b>	Age: <b>44</b>
Lot Area (sq.ft.): <b>0.00</b>	Bathrooms: <b>1</b>	Zoning: <b>CD-10</b>
Flood Plain:	Full Baths: <b>1</b>	Gross Taxes: <b>\$2,338.35</b>
Council Apprv?:	Half Baths: <b>0</b>	For Tax Year: <b>2019</b>
Exposure:	Maint. Fee: <b>\$531.19</b>	Tax Inc. Utilities?:
If new, GST/HST inc?:		P.I.D.: <b>003-925-463</b>
Mgmt. Co's Name: <b>Strata West</b>		Tour:
Mgmt. Co's Phone: <b>604-904-9595</b>		
View: <b>Yes: City and Ocean</b>		
Complex / Subdiv: <b>Panorama Village</b>		
Services Connected: <b>Electricity</b>		
Sewer Type: <b>City/Municipal</b>		

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: **Y**  
Dist. to Public Transit: **near**  
Units in Development:  
Title to Land: **Freehold Strata**  
Dist. to School Bus: **near**  
Total Units in 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**

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):	<b>1,045</b>	# of Rooms: <b>7</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	<b>Main</b>	<b>3</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>0</b>	Restricted Age:			2				Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total):	<b>1,045 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
		Bylaws: <b>Pets Allowed w/Rest., Rentals Not Allowed</b>			5				Grg Dr Ht:
Unfinished Floor:	<b>0</b>	Basement: <b>None</b>			6				
Grand Total:	<b>1,045 sq. ft.</b>				7				
					8				

Listing Broker(s): **Angell, Hasman & Associates (Malcolm Hasman) Realty Ltd.**

**COURT ORDERED SALE - PANORAMA VILLAGE.** Located in the most desirable development this nicely updated 1 bedroom 1 bathroom luxury loft residence offers spectacular city and ocean views with approximately 1045 Sq. Ft. of expansive living. This wonderful residence comes with 1 parking space and locker and has just been renovated with Strata Approval. All offers Subject to Supreme Court Approval.