

Presented by:  
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West Vancouver, Panorama Village Residential Attached  
**2385 FOLKESTONE WY, V7S 3E1** MLS# V1007398 **Active**



List Price: \$1,239,000 Previous Price:

Subdiv/Complex: Westpointe

Frontage:	Approx Yr Bld:	1989	PID:	011-334-045
Depth/Size:			Type:	Townhouse
Lot SqFt: 0	Age at List Date:	24	Zoning:	MFD
Exposure:	Bedrooms:	3	Taxes:	\$2,853 (2012)
Stories in Bldg: 1	Bathrooms:	3	If New GST/HST Incl:	
Flood Plain:	Full Baths:	2	Tax Incl Utilities:	
Meas. Type:	Half Baths:	1	Apprvl Reqd:	
Fixtures Lsd:				
Fixt Removed:				
View:	Y - 1 of the world's best views! Mnt. Baker-City-harbour-islands			

Style of Home:	2 Storey	Total Parking:	4	Covered Parking:	2
Construction:	Frame - Wood	Parking Access:	Front		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Double		
Exterior:	Stucco				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Torch-On	Dist to Public Trans:		Dist to School/Bus:	
Renovations:	Partly	Units in Development:		Total Units in Strata:	
Flooring:	Hardwood, Wall/Wall/Mixed	Locker:			
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Natural Gas	Title to Land:	Freehold Strata		
No. of Fireplaces:	2	Seller's Interest:	Registered Owner		
Fireplace Fuel:	Gas - Natural	Mortgage Info:	\$0		
Outdoor Area:	Patio(s), Sundeck(s)	Property Disclosure:	Y		
Mngmt Co:	Stratawest Management	Bylaw Restrictions:	Rentals Not Allowed, Pets Allowed w/Rest.		
Mngmt Ph:	604-904-9595	Maint Fee:	\$617.82		

Maint Charge Incl: Management, Recreation Facility, Caretaker, Gardening, Garbage Pickup, Snow removal

Legal: PL VAS2155 LT 29 DL 783 LD 36 THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS  
 Amenities: In Suite Laundry, Pool; Outdoor, Wheelchair Access, Tennis Court(s)  
 Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW, Garage Door Opener, Intercom, Vacuum Blt. In

Site Influences: Recreation Nearby, Shopping Nearby, Ski Hill Nearby, Private Setting

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Entrance Hall	11' X 6'6"	Bsmt	Storage	12'6 X 10'			
Main F.	Living Room	30' X 16'						
Main F.	Dining	15' X 10'9"						
Main F.	Kitchen	10'8 X 10'						
Main F.	Eating Area	8' X 7'						
Main F.	Laundry	9'6 X 6'						
Below	Master Bedroom	18' X 16'						
Below	Walk-In Closet	7' X 6'						
Below	Bedroom	14' X 10'9"						
Below	Bedroom	12' X 10'9"						

<b>Floor Area (SqFt):</b>	Total # Rooms:	11	<b>Bathrooms</b>
Finished Floor Area Main:	Finished Levels:	3	1 2 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up:	Basement Area:	Part	2 6 Piece; Ensuite: Y; Level: Below
Finished Floor Area Down:			3 4 Piece; Ensuite: Y; Level: Below
Finished Floor Area Bsmt:	Bsmt Height:		4
Total Finished Floor Area:	Restricted Age:		5
	# Pets / Cats; Dogs:		6
Unfinished Floor Area:	# or % Rentals:		7
Grand Total Floor Area:			8

Listing Broker(s): Prudential Sus Rlty-Tom Hassan

Simply incredible Westpointe. This stunning 3 bedroom 2 level townhome features one of the worlds best views. From Mnt Baker, harbour, LG bridge, downtown skyline, howe sound and Van Island. One of the best priced units in all of Folkestone. Exterior upgraded and shows like new. Enter your unit from your own 2 car oversized garage or walk a few steps to the main elevator. Main floor features open living and dining room w/ fireplace, connecting kitchen and family room with wrap around decks, enclosed outdoor solarium, powder room, laundry and storage. Lower floor features 3 bedrooms and 2 full bathrooms. Master suite is special w/ 6 piece ensuite, balcony and WI closet. Outdoor swimming pool and tennis courts for your private use.