



Presented by:  
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**Active**  
**R2213480**  
 Board: V  
 Townhouse

**8676 SEASCAPE DRIVE**  
 West Vancouver  
 Howe Sound  
 V7W 3J7

Residential Attached  
**\$1,580,000** (LP)   
 (SP)



Sold Date:	Frontage (feet):	Original Price: <b>\$1,580,000</b>
Meas. Type: <b>Feet</b>	Frontage (metres):	Approx. Year Built: <b>2008</b>
Depth / Size (ft.):	Bedrooms: <b>3</b>	Age: <b>9</b>
Lot Area (sq.ft.): <b>0.00</b>	Bathrooms: <b>3</b>	Zoning: <b>MF</b>
Flood Plain:	Full Baths: <b>2</b>	Gross Taxes: <b>\$2,700.68</b>
Council Apprv?:	Half Baths: <b>1</b>	For Tax Year: <b>2015</b>
Exposure:	Maint. Fee: <b>\$548.00</b>	Tax Inc. Utilities?:
If new, GST/HST inc?:		P.I.D.: <b>027-416-194</b>
Mgmt. Co's Name:		Tour:
Mgmt. Co's Phone:		
View: <b>Yes: Great Ocean View</b>		
Complex / Subdiv:		
Services Connected: <b>Electricity, Sanitary Sewer, Storm Sewer, Water</b>		

Style of Home: <b>2 Storey w/Bsmt.</b>	Total Parking:      Covered Parking:      Parking Access: <b>Front</b>
Construction: <b>Frame - Wood</b>	Parking: <b>Garage; Double, Visitor Parking</b>
Exterior: <b>Log, Mixed, Wood</b>	Locker:
Foundation: <b>Concrete Perimeter</b>	Dist. to Public Transit:
Rain Screen:	Units in Development:
Renovations: <b>Partly</b>	Title to Land: <b>Freehold Strata</b>
Water Supply: <b>City/Municipal</b>	Reno. Year: <b>2016</b>
Fireplace Fuel: <b>Gas - Natural</b>	R.I. Plumbing:
Fuel/Heating: <b>Electric, Forced Air, Natural Gas</b>	R.I. Fireplaces:
Outdoor Area: <b>Balcny(s) Patio(s) Dck(s)</b>	# of Fireplaces: <b>1</b>
Type of Roof: <b>Asphalt</b>	Property Disc.: <b>Yes</b>
	Fixtures Leased: <b>No</b>
	Fixtures Rmvd:      :
	Floor Finish:

Maint Fee Inc: **Garbage Pickup, Gardening, Management**  
 Legal: **PL BCS776 LT 76 DL 2361 LD 36 \*\*CANC 06-06-16/EXP\*\***

Amenities: **None**

Site Influences:  
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18' x 11'			x			x
Main	Kitchen	11' x 13'6"			x			x
Main	Family Room	14' x 15'			x			x
Main	Nook	11' x 7'3"			x			x
Above	Master Bedroom	15' x 13'6"			x			x
Above	Storage	4'5" x 4'5"			x			x
Above	Bedroom	11'6" x 11'			x			x
Above	Bedroom	11' x 11'			x			x
		x			x			
		x			x			

Finished Floor (Main): <b>1,050</b>	# of Rooms: <b>8</b>	# of Kitchens: <b>1</b>	# of Levels: <b>3</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>1,062</b>	Crawl/Bsmt. Height:			1	Main	2	No	Barn:
Finished Floor (Below): <b>188</b>	Restricted Age:			2	Above	4	Yes	Workshop/Shed:
Finished Floor (Basement): <b>0</b>	# of Pets:	Cats:	Dogs:	3	Above	3	No	Pool:
Finished Floor (Total): <b>2,300 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaw Restrict: <b>Pets Allowed, Rentals Allowed</b>			5				Door Height:
Unfinished Floor: <b>0</b>				6				
Grand Total: <b>2,300 sq. ft.</b>	Basement: <b>Unfinished</b>			7				
				8				

Listing Broker(s): **Royal LePage Sussex-Tom Hassan**

**Seascape Townhouse with Panoramic Ocean Views and 3 spacious bdrms. Prestigious community, perched overlooking Howe Sound has become the neighbourhood of choice for families and retiring couples. Features impressive gourmet open plan kitchen w/ stainless steel appliances, huge granite countertop island that will keep the chef smiling; gas cooktop, wall oven, stainless steel appliances. Open floor plan is ideal for entertaining w/ connecting kitchen, eating area, family room, dining area and walk-out balcony, vaulted ceilings. Located within minutes of Caulfield, Dundarave, and HB Village & Marina, plus Glen Eagles Golf Course and Community Centre, Cypress Mountain. This is one of West Van's best kept secrets. Just 20 minutes to downtown and 80 minutes to Whistler. BEST VALUE IN WEST VAN.**