



Presented by:
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Active
R3119481
Board: V
Apartment/Condo

25 2236 FOLKESTONE WAY
West Vancouver
Panorama Village
V7S 2X7

Residential Attached
\$1,650,000 (LP)
(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: \$1,750,000
Meas. Type: Feet	Bedrooms: 2	Approx. Year Built: 1978
Frontage(feet):	Bathrooms: 2	Age: 48
Frontage(metres):	Full Baths: 2	Zoning: MFD
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$4,549.23
Sq. Footage: 0.00		For Tax Year: 2024
Flood Plain:	P.I.D.: 005-278-066	Tax Inc. Utilities?:
View: Yes :Panoramic harbour views		Tour: Virtual Tour URL
Complex / Subdiv:		
First Nation:		
Services Connctd: Electricity, Sanitary Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **1 Storey, Corner Unit**
Construction: **Frame - Wood**
Exterior: **Vinyl**
Foundation: **Concrete Perimeter**

Renovations: **Partly**
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Electric**
Fuel/Heating: **Electric**
Outdoor Area: **Sundeck(s)**
Type of Roof: **Other**

Reno. Year: **2015**
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **2** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage Underbuilding**
Dist. to Public Transit:
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish: **Mixed**

Dist. to School Bus:

Legal: **STRATA LOT 9, PLAN VAS510, 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 OR V, AS APPROPRIATE**

Amenities: **Exercise Centre, Pool; Indoor, Sauna/Steam Room, Swirlpool/Hot Tub**

Site Influences: **Private Setting, Recreation Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main):	1,682
Finished Floor (Above):	0
Finished Floor (AbvMain2):	0
Finished Floor (Below):	0
Finished Floor (Basement):	0
Finished Floor (Total):	1,682 sq. ft.
Unfinished Floor:	0
Grand Total:	1,682 sq. ft.

Units in Development: **25**
Exposure:
Mgmt. Co's Name:
Maint Fee: **\$1,000.00**
Maint Fee Includes: **Garbage Pickup, Gardening, Management, Recreation Facility, Sewer, Water**

Tot Units in Strata:
Storeys in Building:
Mgmt. Co's #:
Council/Park Apprv?:
Locker:
of Pets:
Cats:
Dogs:

Suite:
Basement: **None**
Crawl/Bsmt. Ht.:
of Kitchens: **1**
of Levels: **1**
of Rooms: **10**

Bylaws Restrictions: **Pets Allowed w/Rest.**
Restricted Age:
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	18'9 x 4'2	Main	Office	11'4 x 5'9	1	Main	4	No
Main	Living Room	20'6 x 16'2	Main	Laundry	10'11 x 7'2	2	Main	4	Yes
Main	Dining Room	16'2 x 10'6			x	3			
Main	Kitchen	16'2 x 8'			x	4			
Main	Eating Area	6'3 x 5'11			x	5			
Main	Primary Bedroom	14'8 x 10'1			x	6			
Main	Walk-In Closet	6'7 x 5'10			x	7			
Main	Bedroom	14'11 x 10'1			x	8			

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

Simply Perfection in Panorama Village. Experience resort-style living with city and ocean views from this rarely available corner residence. Offered for 1st time in over 30 years, beautifully maintained and extensively renovated 2-bedroom plus den with 1,682 sq. ft. of spacious, single-level living, complemented by an extraordinary 600 sq. ft. sun-drenched patio—perfect for seamless indoor-outdoor living and entertaining. Designed for effortless downsizing, this home features generous, house-sized rooms, wood-burning fireplace, laundry room, and ample storage. Enjoy the convenience of level entry with no stairs and two secure parking stalls. Just a short stroll away, resort-style amenities, including pool, fitness room. Gas barbaque allowed and one dog and one cat, two cats, or two dogs.