


Presented by:
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West Vancouver, Howe Sound Residential Attached
8542 SEASCAPE CT, V7W 3J7 MLS# V968129 **Active**



List Price: \$799,800 Previous Price:

Subdiv/Complex: Seacapes

Frontage: 0.00	Approx Yr Bldt: 2004	PID: 025-907-778
Depth/Size: 0	Age at List Date: 8	Type: Townhouse
Lot SqFt: 0	Bedrooms: 3	Zoning: MFD
Exposure:	Bathrooms: 3	Taxes: \$2,502 (2012)
Stories in Bldg:	Full Baths: 2	If New GST/HST Incl:
Flood Plain:	Half Baths: 1	Tax Incl Utilities:
Meas. Type: Feet		Apprvl Req:

Fixtures Lsd:
 Fixt Removed:
 View: Y - Panoramic Ocean, Mountain and Howe Sound Isalnd Views!

Style of Home: 2 Storey w/Bsmt.	Total Parking: Covered Parking: 2
Construction: Frame - Wood	Parking Access: Front
Foundation: Concrete Perimeter	Parking Facilities: Garage; Double
Exterior: Other	
Rain Screen:	R/I Plumbing:
Type of Roof: Asphalt	Dist to Public Trans:
Renovations:	Units in Development:
Flooring:	Locker:
Water Supply: Well - Drilled	Possession:
Heat/Fuel: Electric, Forced Air, Propane Gas	Title to Land: Freehold Strata
No. of Fireplaces: 1	R/I Fireplaces:
Fireplace Fuel: Gas - Propane	Seller's Interest: Registered Owner
Outdoor Area: Sundeck(s)	Mortgage Info: \$0
Mngmt Co: StrataWest	Property Disclosure: Y
Mngmt Ph: 604-904-9595	Bylaw Restrictions: Pets Allowed, Rentals Allowed
Maint Fee: \$512.66	

Maint Charge Incl: Gardening, Garbage Pickup, Management, Snow removal

Legal: PL BCS776 LT 23 DL 2361 LD 36 THE STRATA LOT AS SHOWN ON FORM V.
 Amenities: In Suite Laundry, Storage
 Features Incl:

Site Influences: Cul-de-Sac, Private Setting

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	14' X 18'						
Main F.	Dining	11' X 13'6"						
Main F.	Kitchen	18' X 11'						
Main F.	Family Room	11' X 14'						
Main F.	Nook	11' X 7'3"						
Above	Master Bedroom	13'6" X 15'						
Above	Bedroom	11' X 11'6"						
Above	Bedroom	11' X 11'						
Below	Entrance Hall	7' X 6'						

Floor Area (SqFt):	Total # Rooms: 9	Bathrooms
Finished Floor Area Main: 1,062	Finished Levels: 3	1 2 Piece; Ensuite: N; Level: Below
Finished Floor Area Up: 1,050	Basement Area: Part, Fully Finished	2 5 Piece; Ensuite: Y; Level: Above
Finished Floor Area Down: 188		3 4 Piece; Ensuite: N; Level: Above
Finished Floor Area Bsmt: 0	Bsmt Height: 4	
Total Finished Floor Area: 2,300	Restricted Age: 5	
Unfinished Floor Area: 0	# Pets / Cats; Dogs: 2 / Cats: Yes; Dogs: Yes	
Grand Total Floor Area: 2,300	# or % Rentals: 7	
		8

Listing Broker(s): Prudential Sus Rlty-Tom Hassan, Prudential Sussex Realty(WVan)

Seacapes absolutely stunning ocean and sunset views! Move in and enjoy the tranquility of this well-loved home in fantastic scenic location at the end of a cul-de-sac. 2,300 sq.ft. open plan townhome features: 3 bdrms, 3 bthrms, spacious balcony, granite counter tops and vaulted ceilings in the living room. Upgrades include: hardwood flooring throughout, ceiling fan boxes in bdrms/lvgrm, custom screens on windows and doors, TV wall mount w/ custom wiring and zero V.O.C. paint in all rooms. Double car garage, lots of storage. A must see at this great price!