



Presented by:
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Active
R2989790
Board: V
Apartment/Condo

12C 328 TAYLOR WAY

West Vancouver
Park Royal
V7T 2Y4

Residential Attached

\$1,350,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,350,000
Meas. Type: Feet	Bedrooms: 2	Approx. Year Built: 1993
Frontage(feet):	Bathrooms: 2	Age: 32
Frontage(metres):	Full Baths: 2	Zoning: MFD
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$2,308.70
Sq. Footage: 0.00		For Tax Year:
Flood Plain:	P.I.D.: 018-069-762	Tax Inc. Utilities?:
View: Yes : Unobstructed bridge city water		Tour: Virtual Tour URL
Complex / Subdiv: Westroyal		
First Nation:		
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **1 Storey, Corner Unit**
Construction: **Concrete**
Exterior: **Mixed**
Foundation: **Concrete Perimeter**

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

Reno. Year: **2023**
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **2** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage Underbuilding**
Dist. to Public Transit: **1 block** Dist. to School Bus:
Title to Land: **Leasehold not prepaid-Strata**
Property Disc.: **Yes**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Hardwood**

Legal: **STRATA LOT 159, PLAN LMS445, DISTRICT LOT 1039, 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: **Club House, Elevator, Exercise Centre, Pool; Indoor, Recreation Center, Sauna/Steam Room, Storage, Swirlpool/Hot Tub, Wheelchair Access**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Intercom**

Finished Floor (Main): **1,324**
Finished Floor (Above): **0**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **1,324 sq. ft.**
Unfinished Floor: **0**
Grand Total: **1,324 sq. ft.**

Units in Development: **183**
Exposure:
Mgmt. Co's Name: **First Service Residential**
Maint Fee: **\$950.00**
Maint Fee Includes: **Caretaker, Garbage Pickup, Gas, Management, Snow removal**

Tot Units in Strata: Locker: **Yes**
Storeys in Building: **19**
Mgmt. Co's #:
Council/Park Apprv?:

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

of Levels: **1**
of Rooms: **8**

Bylaws Restrictions: **Pets Allowed w/Rest.**
Restricted Age:
or % of Rentals Allowed:
Short Term(<1yr)Rnt/Lse Alwd?: **No**
Short Term Lse-Details:

of Pets: **1** Cats: **Yes** Dogs: **Yes**

Floor	Type	Dimensions
Main	Foyer	5'3" x 6'
Main	Living Room	15'10" x 12'4"
Main	Dining Room	11'4" x 8'
Main	Kitchen	17'7" x 7'6"
Main	Den	7'10" x 11'4"
Main	Primary Bedroom	18' x 12'
Main	Walk-In Closet	9'5" x 6'7"
Main	Bedroom	9' x 13'3"

Floor	Type	Dimensions
		x
		x
		x
		x
		x
		x
		x
		x

Bath	Floor	# of Pieces	Ensuite?
1	Main	4	Yes
2	Main	3	No
3			
4			
5			
6			
7			
8			

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

Front Row of Westroyal has its advantages! Rarely available 2 bedroom "C" Plan in coveted 328 Tower with unobstructed views of Lions Gate Bridge, City skyline and westerly water views. Location of unit is undoubtedly the best of the best. Savor the awe-inspiring panoramic views of Downtown Vancouver, Inner Harbour, Lions Gate Bridge. Bright and open layout spanning 1324 SQ.FT of living space with hardwood flooring, two covered balconies, offering a tranquil retreat to enjoy the breathtaking vistas. Primary bedroom, walk-in closet, elegant ensuite bathroom. Enjoy the convenience of great building amenities, including a lounge, indoor pool, hot tub, gym, and two side-by-side parking, freezer room storage, pet friendly. Seawall, trails, shopping, restaurants, transportation at your doorstep.