

Presented by:  
**Tom Hassan**  
 Prudential Sussex Realty - Tom Hassan  
 Phone: 604-925-2911 Cell: 604-809-9777  
 Email: [tom@tomhassan.com](mailto:tom@tomhassan.com)  
 Website: [www.tomhassan.com](http://www.tomhassan.com)

West Vancouver, Panorama Village Residential Attached  
**# 40 2216 FOLKESTONE WY, V7S 2X7** **Active**  
 MLS# V1018638



List Price: \$689,000 Previous Price: \$749,000

Subdiv/Complex: Panorama Village

Frontage:	Approx Yr Bldt:	1977	PID:	003-756-131
Depth/Size:			Type:	Apartment/Condo
Lot SqFt:	Age at List Date:	36	Zoning:	MFD
Exposure:	Bedrooms:	2	Taxes:	\$2,523 (2012)
Stories in Bldg:	Bathrooms:	2	If New GST/HST Incl:	
Flood Plain:	Full Baths:	2	Tax Incl Utilities:	
Meas. Type:	Half Baths:	0	Apprvl Reqd:	
Fixtures Lsd:				
Fixt Removed:				
View:	Y - Panoramic City, Bridge, Harbour Westerly Island View			

Style of Home:	1 Storey	Total Parking:	Covered Parking:	2
Construction:	Frame - Wood	Parking Access:	Front	
Foundation:	Concrete Perimeter	Parking Facilities:	Garage Underbuilding	
Exterior:	Vinyl			
Rain Screen:		R/I Plumbing:		
Type of Roof:	Other	Dist to Public Trans:	Dist to School/Bus:	
Renovations:		Units in Development:	Total Units in Strata:	
Flooring:		Locker:		
Water Supply:	City/Municipal	Possession:		
Heat/Fuel:	Electric	Title to Land:	Freehold Strata	
No. of Fireplaces:	1	Seller's Interest:	Registered Owner	
Fireplace Fuel:	Wood	Mortgage Info:	\$0	
Outdoor Area:	Balcony(s)	Property Disclosure:	Y	
Mngmt Co:	Strata West	Bylaw Restrictions:	Pets Allowed, Rentals Not Allowed	
Mngmt Ph:		Maint Fee:	\$440.30	

Maint Charge Incl: Gardening, Garbage Pickup, Management

Legal: PL VAS243 LT 40 DL 783 LD 36 THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS  
 Amenities: Recreation Center, Pool; Indoor  
 Features Incl:

Site Influences:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	18'7 X 14'8						
Main F.	Dining	17'1 X 9'5						
Main F.	Kitchen	12'10 X 9'						
Main F.	Master Bedroom	13'11 X 12'6						
Main F.	Bedroom	12'10 X 11'7						
Main F.	Entrance Hall	7'8 X 6'3						
Main F.	Walk-In Closet	5' X 6'						

<b>Floor Area (SqFt):</b>	Total # Rooms:	7	<b>Bathrooms</b>
Finished Floor Area Main:	Finished Levels:	1	1 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up:	Basement Area:	None	2 3 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Down:			3
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 Stunning and One of the Best Priced Units in all of Folkestone! This 2 bedroom corner unit features 1354 sq.ft. and one of the world's best views from Mount Baker, Harbour, Bridge, City and Westerly Islands. Open attractive floor plan, updates over the years, 2 full bathrooms, hardwood floors, balcony and 2 parking spots. You can't beat the price on this one...be quick! No Rentals, Pets Ok. 1 dog or 1 cat.