



Presented by:  
**Tom Hassan**  
 Royal LePage Sussex - Tom Hassan  
 Phone: 604-809-9777  
<http://www.tomhassan.com>  
[tomhassan@gmail.com](mailto:tomhassan@gmail.com)



**Active**  
**R3100627**  
 Board: V  
 Apartment/Condo

**11 2238 FOLKESTONE WAY**  
 West Vancouver  
 Panorama Village  
 V7S 2X7

Residential Attached  
**\$1,390,000 (LP)**  
 (SP)



Original Price: <b>\$1,390,000</b>	Sold Date:	<b>Floor Area (sq. ft.)</b>	Bedrooms: <b>2</b>
Approx Yr Built: <b>1979</b>	Fixtures Leased:	Main Floor: <b>1,229</b>	Bathrooms: <b>2</b>
Age at List Date: <b>47</b>		Above: <b>0</b>	Full Baths: <b>2</b>
Taxes: <b>\$3,277.26</b>	Maint. Fee: <b>\$822.43</b>	Abv Main2: <b>0</b>	Half Baths: <b>0</b>
For Tax Year: <b>2024</b>	Counc. Apprv:	Below: <b>0</b>	Total Rooms: <b>7</b>
Covered Parking: <b>2</b>	Locker: <b>Yes</b>	Basement: <b>0</b>	Fireplaces: <b>1</b>
Total Parking: <b>2</b>	Parking Access: <b>Front, Side</b>	Fin Total: <b>1,229</b>	# Pets:
Parking: <b>Garage Underbuilding, Visitor</b>	Stores in Bldg:	Unfinished: <b>0</b>	Cats:
Title to Land: <b>Freehold Strata</b>	Units in Dev: <b>113</b>	Total: <b>1,229</b>	Dogs:
Subdiv/Cmplx: <b>Panorama Gardens</b>	Tot Units Strata:		Flood Plain:
			Exposure:

Floor	Type	Dimensions
MN	Foyer	5'10 x 12'10
MN	Living Room	19'1 x 11'3
MN	Dining Room	19'1 x 10'0
MN	Kitchen	16'6 x 9'3
MN	Primary	10' x 17'8
MN	Walk-In Closet	7' x 5'8
MN	Bedroom	8'11 x 14'11
		x
		x
		x

Style of Home: <b>Inside Unit</b>	Water Supply: <b>City/Municipal</b>
Construction: <b>Frame - Wood</b>	Heat / Fuel: <b>Electric</b>
Foundation:	Fireplace Fuel: <b>Gas - Natural</b>
Exterior: <b>Mixed</b>	Property Discl?: <b>Yes</b>
Type of Roof: <b>Other</b>	#,% Rntals Allwd:
Legal: <b>STRATA LOT 23, PLAN VAS510, DISTRICT LOT 783, GROUP 1, NEW WESTMINSTER LAND DISTRICT,</b>	
Amenities: <b>In Suite Laundry, Recreation Center, Tennis Court(s)</b>	
Maint Incl: <b>Garbage Pickup, Gardening, Management, Snow removal</b>	
Bylw Rstrct: <b>Pets Allowed w/Rest., Rentals Allwd w/Restrctns</b>	
Features: <b>ClthWsh/Dryr/Frdg/Stve/DW</b>	
List Broker 1: <b>Behroyan &amp; Associates Real Estate Services</b>	P.I.D.: <b>005-278-406</b>

Panoramic views take center stage at this beautifully positioned home in the sought-after Panorama Village community. This spacious 2-bedroom, 2-bathroom residence offers 1,229sqft of interior living plus an incredible 505 sqft patio, perfect for entertaining or relaxing while taking in the sweeping views. The bright, open layout provides generous room sizes and seamless indoor-outdoor living. Residents enjoy access to the Panorama Village amenity building, which features a saltwater pool, hot tub, gym, squash court and more. A fantastic opportunity to enjoy comfort, privacy, and incredible views in one of West Vancouver's most desirable communities. Open House Saturday March 21st 2:00pm - 4:00pm & Sunday March 22nd 12:00pm - 2:00pm.

**Active**  
**R3095174**  
 Board: V  
 Apartment/Condo

**33 2250 FOLKESTONE WAY**  
 West Vancouver  
 Panorama Village  
 V7S 2X7

Residential Attached  
**\$1,599,000 (LP)**  
 (SP)



Original Price: <b>\$1,599,000</b>	Sold Date:	<b>Floor Area (sq. ft.)</b>	Bedrooms: <b>2</b>
Approx Yr Built: <b>1980</b>	Fixtures Leased: <b>No</b>	Main Floor: <b>1,352</b>	Bathrooms: <b>2</b>
Age at List Date: <b>46</b>		Above: <b>0</b>	Full Baths: <b>1</b>
Taxes: <b>\$3,993.68</b>	Maint. Fee: <b>\$817.46</b>	Abv Main2: <b>0</b>	Half Baths: <b>1</b>
For Tax Year: <b>2024</b>	Counc. Apprv:	Below: <b>0</b>	Total Rooms: <b>7</b>
Covered Parking: <b>2</b>	Locker: <b>Yes</b>	Basement: <b>0</b>	Fireplaces: <b>1</b>
Total Parking: <b>2</b>	Parking Access: <b>Side</b>	Fin Total: <b>1,352</b>	# Pets: <b>2</b>
Parking: <b>Garage; Underground</b>	Stores in Bldg: <b>3</b>	Unfinished: <b>0</b>	Cats: <b>Y</b>
Title to Land: <b>Freehold Strata</b>	Units in Dev:	Total: <b>1,352</b>	Dogs: <b>Y</b>
Subdiv/Cmplx: <b>Panorama Gardens</b>	Tot Units Strata: <b>113</b>		Flood Plain:
			Exposure:

Floor	Type	Dimensions
MN	Living Room	17'3 x 13'10
MN	Dining Room	19'3 x 9'7
MN	Kitchen	12'10 x 10'11
MN	Primary	19'7 x 10'1
MN	Bedroom	13'4 x 8'9
MN	Foyer	6'7 x 6'4
MN	Walk-In Closet	7'0 x 6'0
		x
		x
		x

Style of Home: <b>Inside Unit</b>	Water Supply: <b>City/Municipal</b>
Construction: <b>Frame - Wood</b>	Heat / Fuel: <b>Electric</b>
Foundation:	Fireplace Fuel: <b>Gas - Natural</b>
Exterior: <b>Wood</b>	Property Discl?: <b>Yes</b>
Type of Roof: <b>Tar &amp; Gravel</b>	#,% Rntals Allwd:
Legal: <b>STRATA LOT 101 DISTRICT LOT 783 STRATA PLAN VR. 510, TOGETHER WITH AN INTEREST IN THE</b>	
Amenities: <b>Club House, Exercise Centre, In Suite Laundry, Pool; Indoor, Tennis Court(s)</b>	
Maint Incl: <b>Gardening, Management, Recreation Facility</b>	
Bylw Rstrct: <b>Pets Allowed w/Rest., Rentals Allwd w/Restrctns</b>	
Features: <b>Clothes Washer/Dryer, Dishwasher, Microwave, Oven - Built In, Stove</b>	
List Broker 1: <b>Oakwyn Realty Ltd.</b>	P.I.D.: <b>005-280-141</b>

Luxury one level living with a view! Rarely available, with over 1900 sq.ft of indoor/outdoor space ! This fully renovated, two-bedroom suite offers a stunning 566 sq. ft. balcony with unobstructed water views. No expense was spared in this top-to-bottom remodel, which includes new wiring, plumbing, and floors. Enjoy high-end features like heated bathroom floors and premium appliances from Miele, KitchenAid, and Whirlpool. Includes two parking spaces, extra storage, and a Panorama Club membership. Call to view this incredible property.



Presented by:  
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<http://www.tomhassan.com>  
[tomhassan@gmail.com](mailto:tomhassan@gmail.com)



**Active**  
**R3085697**  
 Board: V  
 Townhouse

**24 2214 FOLKESTONE WAY**  
 West Vancouver  
 Panorama Village  
 V7S 2X7

Residential Attached  
**\$1,698,000 (LP)**  
 (SP) **M**



Original Price: <b>\$1,698,000</b>	Sold Date:	<b>Floor Area (sq. ft.)</b>	Bedrooms: <b>3</b>
Approx Yr Built: <b>1975</b>	Fixtures Leased:	Main Floor: <b>1,014</b>	Bathrooms: <b>3</b>
Age at List Date: <b>51</b>		Above: <b>1,060</b>	Full Baths: <b>2</b>
Taxes: <b>\$3,801.99</b>	Maint. Fee: <b>\$871.39</b>	Abv Main2: <b>0</b>	Half Baths: <b>1</b>
For Tax Year: <b>2024</b>	Counc. Apprv: <b>Yes</b>	Basement: <b>0</b>	Total Rooms: <b>11</b>
Covered Parking: <b>2</b>	Locker: <b>Yes</b>	Fin Total: <b>2,074</b>	Fireplaces: <b>3</b>
Total Parking: <b>2</b>	Parking Access: <b>Side</b>	Unfinished: <b>0</b>	# Pets:
Parking: <b>Garage Underbuilding</b>	Stores in Bldg:	Total: <b>2,074</b>	Cats:
Title to Land: <b>Freehold Strata</b>	Units in Dev: <b>42</b>		Dogs:
Subdiv/Cmplx: <b>Panorama Village</b>	Tot Units Strata:		Flood Plain:
			Exposure:

Floor Type	Dimensions	Style of Home: <b>2 Storey</b>	Water Supply: <b>City/Municipal</b>
<b>MN Foyer</b>	<b>7'1 x 5'7</b>	Construction: <b>Frame - Wood</b>	Heat / Fuel: <b>Baseboard, Electric</b>
<b>MN Living Room</b>	<b>20'2 x 13'8</b>	Foundation:	Fireplace Fuel: <b>Wood</b>
<b>MN Dining Room</b>	<b>13'1 x 11'6</b>	Exterior: <b>Mixed</b>	Property Discl?: <b>Yes</b>
<b>MN Kitchen</b>	<b>13' x 11'9</b>	Type of Roof: <b>Other</b>	#,% Rntals Allwd:
<b>MN Eating Area</b>	<b>13'4 x 8'1</b>	Legal: <b>STRATA LOT 19 DISTRICT LOT 783 STRATA PLAN VR.243, TOGETHER WITH AN INTEREST IN THE</b>	
<b>ABV Primary</b>	<b>25'8 x 5'7</b>	Amenities: <b>None</b>	
<b>ABV Walk-In Closet</b>	<b>6'11 x 4'10</b>	Maint Incl: <b>Garbage Pickup, Gardening, Management, Snow removal, Water</b>	
<b>ABV Bedroom</b>	<b>11'11 x 11'2</b>	Bylw Rstrct: <b>Pets Allowed w/Rest., Rentals Allwd w/Restrctns</b>	
<b>ABV Bedroom</b>	<b>11'1 x 10'10</b>	Features: <b>ClthWsh/Dryr/Frdg/Stve/DW</b>	
<b>ABV Laundry</b>	<b>7'1 x 7'1</b>	List Broker 1: <b>Royal LePage Sussex</b>	P.I.D.: <b>002-733-781</b>

Welcome to this beautiful and incredibly spacious family home in Panorama Village, featuring 2,074 sq. ft. of interior living space over 2 levels with 3 bedrooms and 3 bathrooms, and 453 sq. ft. of outdoor space including garden areas plus 2 patios and an upstairs deck. This home is perfect for both young families and empty nesters. With house-sized rooms and loads of storage, enjoy a beautifully appointed kitchen, hardwood flooring, renovated bathrooms, separate laundry room, sunken living room with 9.7' ceilings, and a lovely full size dining room. Fantastic primary suite with gorgeous ocean and city views, and adjoining office/den with a wood burning fireplace. Easy access to walking trails, ski runs and golf courses. Coveted WV school catchment for the children. Shows beautifully!

**Active**  
**R2970781**  
 Board: V  
 Apartment/Condo

**21 2250 FOLKESTONE WAY**  
 West Vancouver  
 Panorama Village  
 V7S 2X7

Residential Attached  
**\$1,699,000 (LP)**  
 (SP) **M**



Original Price: <b>\$1,699,000</b>	Sold Date:	<b>Floor Area (sq. ft.)</b>	Bedrooms: <b>2</b>
Approx Yr Built: <b>1980</b>	Fixtures Leased:	Main Floor: <b>721</b>	Bathrooms: <b>3</b>
Age at List Date: <b>46</b>		Above: <b>0</b>	Full Baths: <b>2</b>
Taxes: <b>\$4,474.18</b>	Maint. Fee: <b>\$975.48</b>	Abv Main2: <b>0</b>	Half Baths: <b>1</b>
For Tax Year: <b>2024</b>	Counc. Apprv: <b>No</b>	Below: <b>904</b>	Total Rooms: <b>10</b>
Covered Parking: <b>2</b>	Locker: <b>Yes</b>	Basement: <b>0</b>	Fireplaces: <b>1</b>
Total Parking: <b>2</b>	Parking Access:	Fin Total: <b>1,625</b>	# Pets: <b>2</b>
Parking: <b>Garage; Underground</b>	Stores in Bldg: <b>4</b>	Unfinished: <b>0</b>	Cats: <b>Y</b>
Title to Land: <b>Freehold Strata</b>	Units in Dev: <b>0</b>	Total: <b>1,625</b>	Dogs: <b>Y</b>
Subdiv/Cmplx: <b>PANORAMA GARDENS</b>	Tot Units Strata: <b>113</b>		Flood Plain:
			Exposure: <b>S</b>

Floor Type	Dimensions	Style of Home: <b>2 Storey</b>	Water Supply: <b>City/Municipal</b>
<b>MN Foyer</b>	<b>10'5 x 7'8</b>	Construction: <b>Frame - Wood</b>	Heat / Fuel: <b>Electric</b>
<b>MN Kitchen</b>	<b>11'11 x 8'1</b>	Foundation:	Fireplace Fuel: <b>Wood</b>
<b>MN Dining Room</b>	<b>11'0 x 10'5</b>	Exterior: <b>Vinyl, Wood</b>	Property Discl?: <b>Yes</b>
<b>MN Living Room</b>	<b>18'11 x 18'0</b>	Type of Roof: <b>Torch-On</b>	#,% Rntals Allwd: <b>100</b>
<b>MN Patio</b>	<b>18'11 x 14'2</b>	Legal: <b>STRATA LOT 89, PLAN VAS510, DISTRICT LOT 783, GROUP 1, NEW WESTMINSTER LAND DISTRICT,</b>	
<b>BLW Primary</b>	<b>16'2 x 10'0</b>	Amenities: <b>Club House, In Suite Laundry, Pool; Indoor, Sauna/Steam Room, Storage, Tennis Court(s)</b>	
<b>BLW Walk-In Closet</b>	<b>8'5 x 5'6</b>	Maint Incl: <b>Caretaker, Garbage Pickup, Gardening, Management, Recreation Facility, Snow removal, Water</b>	
<b>BLW Bedroom</b>	<b>12'11 x 8'6</b>	Bylw Rstrct: <b>Pets Allowed w/Rest., Rentals Allwd w/Restrctns</b>	
<b>BLW Office</b>	<b>12'11 x 10'5</b>	Features: <b>ClthWsh/Dryr/Frdg/Stve/DW, Microwave, Smoke Alarm</b>	
<b>BLW Laundry</b>	<b>18'11 x 5'6</b>	List Broker 1: <b>Sutton Group-West Coast Realty</b>	P.I.D.: <b>005-279-909</b>

Fabulous water views from Lions Gate to UBC, this large 2 Level 2 Bedroom plus Den suite in Panorama Gardens has everything you need to live life well. The main level consists of a kitchen with stainless steel appliances, bamboo cabinets, overlooking dining/living area with Italian hardwood floors and access to large covered sundeck. The lower level features a primary bedroom with custom design walk-through closet and quartz counter top in full ensuite, a second bedroom, full bath, laundry room, den/office, and in-suite storage area. Also includes a large storage locker plus 2 parking stalls right next to entrance. All of this is within a well-run strata with a tennis court, in-door swimming pool, lounge, and gym in the club house. Pets and Rentals allowed.