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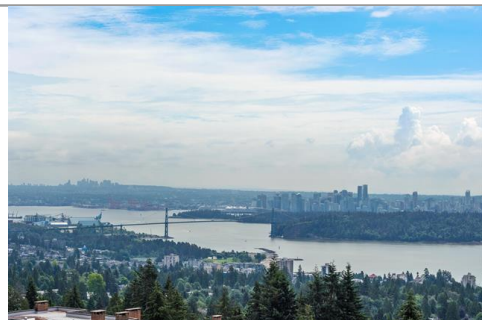
**Tom Hassan**

Royal LePage Sussex - Tom Hassan

Phone: 604-809-9777

<http://www.tomhassan.com>[tomhassan@gmail.com](mailto:tomhassan@gmail.com)**Sold**  
**R2707475**Board: V  
Apartment/Condo**32 2246 FOLKESTONE WAY**West Vancouver  
Panorama Village  
V7S 2X7

Residential Attached

**\$1,225,000** (LP)**\$1,196,000** (SP) 

Sold Date: **7/23/2022** If new, GST/HST inc?:  
 Meas. Type: Bedrooms: **1**  
 Frontage(feet): Bathrooms: **2**  
 Frontage(metres): Full Baths: **2**  
 Depth / Size (ft.): Half Baths: **0**  
 Sq. Footage: **0.00**  
 Flood Plain: P.I.D.: **005-279-712**  
 View: **Yes : Best View in Folkestone**  
 Complex / Subdiv: **Panorama Village**  
 First Nation Reserve:  
 Services Connctd: **Electricity, Sanitary Sewer, Water**  
 Sewer Type: Water Supply: **City/Municipal**

Original Price: **\$1,225,000**  
 Approx. Year Built: **1980**  
 Age: **42**  
 Zoning: **MFD**  
 Gross Taxes: **\$2,608.75**  
 For Tax Year: **2021**  
 Tax Inc. Utilities?:  
 Tour:

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

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

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

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

Legal: **STRATA LOT 78, 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: **Club House, Exercise Centre, Pool; Indoor, Tennis Court(s)**

Site Influences:  
 Features:

Finished Floor (Main): **1,200**  
 Finished Floor (Above): **0**  
 Finished Floor (AbvMain2): **0**  
 Finished Floor (Below): **0**  
 Finished Floor (Basement): **0**  
 Finished Floor (Total): **1,200 sq. ft.**  
 Unfinished Floor: **0**  
 Grand Total: **1,200 sq. ft.**

Units in Development:  
 Exposure:  
 Mgmt. Co's Name:  
 Maint Fee: **\$598.00**  
 Maint Fee Includes: **Management**

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

Locker:

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

# of Levels: **1**  
 # of Rooms: **7**

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

# of Pets: Cats: Dogs:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Foyer	7'1 x 7'2			x	1	Main	3	Yes
Main	Living Room	16'11 x 13'5			x	2	Main	4	No
Main	Dining Room	18'11 x 8'			x	3			
Main	Kitchen	13'8 x 9'10			x	4			
Main	Laundry	4'10 x 6'6			x	5			
Main	Master Bedroom	11'5 x 22'7			x	6			
Main	Den	8'4 x 10'7			x	7			
		x			x	8			

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

**A jaw dropping unobstructed view of the entire city, harbour and Vancouver Islands. This completely renovated unit is one of the most spectacular one bedroom and den units in the most highly desirable Panorama Village buildings. You will love the separate ground floor entrance. Stylish renovation, open kitchen dining and living room with quartz countertops and white custom cabinetry with pantry. 2 full bathrooms, huge master bedroom with walk-in closet. 2nd bedroom/den for overnight guests or home office. Oversized 248 sqft sundeck with tiled pavers and an ear to ear view from Mount Baker to the city to Vancouver Islands. 2 side by side parking spots in covered underground garage. Access to Panorama Club, indoor pool, racquet ball, tennis, fitness spa. Pets ok. A winner!**