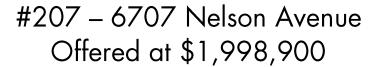
BELLEYUE Realty Group®













The Sanctuary by Westbank is a landmark development in the beautiful community of Horseshoe Bay. Offering 2 bedrooms, 2 bathrooms and 1,415 sq. ft. of living space with another 169 sq. ft. of huge decks to enjoy the marina and mountain views. The finishing details are incredible with Miele appliances, gorgeous hardwood floors, luxurious bathrooms, and a large entertainer's kitchen island. This development is the catalyst for a complete revitalization of this charming neighborhood and cornerstone of West Vancouver. Amenities include a spectacular waterfront entertainment room, fully equipped gym, use of a private boat for the owners in Sanctuary and too much more to list. A must see.



BRG

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R2922670		20		LSON AVE	NUE		Residential	
Board: V				ancouver oe Bay WV			\$1,998,	900 (LP)
Apartment/Cor	ndo			V OA4				(SP) M
		So	d Date:		If new,GST/H	ST inc?:	Original Price:	\$1,998,900
	and the	Me	as. Type:	Feet	Bedrooms:	2	Approx. Year Bu	uilt: 2022
		Fro	ntage(feet):		Bathrooms:	2	Age:	2
LANGE TO STATE OF THE PARTY OF	waterow seed at	Fro	ontage(metres)):	Full Baths:	2	Zoning:	CD54
A TABLE	THE LAND	De	pth / Size (ft.)	:	Half Baths:	0	Gross Taxes:	\$5,514.0
		Sq	. Footage:	0.00			For Tax Year:	2024
		Flo	od Plain:		P.I.D.: 031-6	641-661	Tax Inc. Utilities	
		Co			and mountain Bay Sanctuary		Tour: Virtual	Tour URL
-	THE PARTY OF THE P	The state of the s	st Nation	Flantista M	-tl C C	itami Cannan	Water	
	The state of the s		vices Conncta: ver Type:	City/Municip	atural Gas, San al Water	Supply: City		
Style of Home:	1 Storey			Total Parking: 1	Covered Park		king Access: Front	
Construction:					; Underground		Dist. to School Bus: Ne	
	Concrete, Mixed Concrete Perimeter		1100	Dist. to Public Tra Title to Land: I	ansit: Near F reehold Strata	97	DISC. TO SCHOOL BUS: NE	ar
ouridation.	concrete i crimeter			Property Disc.: \				
Renovations:	4 D.I. Firenlasser	Reno. Y	7000 Miles	Fixtures Leased: I	No:			
for Fireplaces:	1 R.I. Fireplaces: Gas - Natural	Rain Scr Metered	THE PROPERTY OF THE PARTY OF TH	Fixtures Rmvd: I	No :			
	Geothermal, Heat Pump	R.I. Plur	nbing:				21	
Outdoor Area: Type of Roof:	Balcny(s) Patio(s) Dck(s)			Floor Finish: I	Hardwood, Wal	I/Wall/Mixed	d	
	LOT 7, PLAN EPS7278, DISTRICT LOT INIT ENTITLEMENT OF THE STRATA I	73840, GROUP 1, NE LOT AS SHOWN ON F	W WESTMINSTE	R LAND DISTRICT,	, TOGETHER WITH	AN INTEREST II	N THE COMMON PROPER	TY IN PROPORTIO
Amenities:	Air Cond./Central, Club House	e, Elevator, Exer	cise Centre, I	n Suite Laundr	y, Concierge			TY IN PROPORTIO
Amenities: Site Influences: eatures:	Air Cond./Central, Club House Central Location, Golf Course Air Conditioning, ClthWsh/Dr	e, Elevator, Exer Nearby, Marina yr/Frdg/Stve/D	cise Centre, I Nearby, Recr W, Microwave	n Suite Laundr	y, Concierge	rby, Waterfro	ont Property	
Amenities: Site Influences: Geatures: Girlshed Floor (N	Air Cond./Central, Club House Central Location, Golf Course Air Conditioning, ClthWsh/Dr Main): 1,415	e, Elevator, Exer Nearby, Marina yr/Frdg/Stve/D	cise Centre, I Nearby, Recr W, Microwave	n Suite Laundr	y, Concierge	rby, Waterfro	ont Property Strata: 158 L	TY IN PROPORTIO
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Full video tour at www.ericchristiansen.com

All information contained herein is deemed to be accurate but should not be relied upon without verification.



BELLEYUE Realty Group®

#207 - 6707 NELSON AVENUE WEST VANCOUVER

TOTAL 1,415 sq.ft. DECKS 169 sq.ft.

