


#207 – 6707 Nelson Avenue Offered at \$1,998,900

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.



ERIC CHRISTIANSEN
GROUP
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2479 BELLEVUE AVE, WEST VANCOUVER, BC V7V 1E1

Active R2878119 Board: V Apartment/Condo		207 6707 NELSON AVENUE West Vancouver Horseshoe Bay WV V7W 0A4		Residential Attached \$1,998,900 (LP) (SP) M																																																																																									
		Sold Date: Meas. Type: Feet Frontage(feet): Frontage(metres): Depth / Size (ft.): Sq. Footage: 0.00 Flood Plain: View: Complex / Subdiv: Horseshoe Bay Sanctuary First Nation Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Water Sewer Type: City/Municipal		If new,GST/HST inc?: Bedrooms: 2 Bathrooms: 2 Full Baths: 2 Half Baths: 0 P.I.D.: 031-641-661 Yes :water and mountain Electricity, Natural Gas, Sanitary Sewer, Water City/Municipal																																																																																									
Style of Home: 1 Storey Construction: Concrete Exterior: Concrete, Mixed Foundation: Concrete Perimeter Renovations: # of Fireplaces: 1 R.I. Fireplaces: Fireplace Fuel: Gas - Natural Fuel/Heating: Geothermal, Heat Pump Outdoor Area: Balcny(s) Patio(s) Dck(s) Type of Roof: Metal		Total Parking: 1 Covered Parking: 1 Parking Access: Front Parking: Garage; Underground Dist. to Public Transit: Near Dist. to School Bus: Near Title to Land: Freehold Strata Property Disc.: Yes Fixtures Leased: No Fixtures Rmvd: No Floor Finish: Hardwood, Wall/Wall/Mixed		Original Price: \$1,998,900 Approx. Year Built: 2022 Age: 2 Zoning: CD54 Gross Taxes: \$5,057.21 For Tax Year: 2023 Tax Inc. Utilities?: Tour: Virtual Tour URL																																																																																									
Legal: STRATA LOT 7, PLAN EPS7278, DISTRICT LOT 3840, 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 V																																																																																													
Amenities: Air Cond./Central, Club House, Elevator, Exercise Centre, In Suite Laundry, Concierge																																																																																													
Site Influences: Central Location, Golf Course Nearby, Marina Nearby, Recreation Nearby, Shopping Nearby, Waterfront Property																																																																																													
Features: Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Microwave																																																																																													
Finished Floor (Main): 1,415 Finished Floor (Above): 0 Finished Floor (AbvMain2): 0 Finished Floor (Below): 0 Finished Floor (Basement): 0 Finished Floor (Total): 1,415 sq. ft. Unfinished Floor: 0 Grand Total: 1,415 sq. ft.		Units in Development: Exposure: Mgmt. Co's Name: First Service Residential Maint Fee: \$1,260.18 Maint Fee Includes: Caretaker, Garbage Pickup, Gardening, Gas, Heat, Hot Water, Management, Recreation Facility, Snow removal, Water, Geothermal		Tot Units in Strata: 158 Locker: No Storeys in Building: Mgmt. Co's #: 855-683-8900 Council/Park Apprv?:																																																																																									
Suite: Basement: None Crawl/Bsmt. Ht: # of Kitchens: 1		Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allwd w/Restrctns Restricted Age: # or % of Rentals Allowed: Short Term (<1yr)Rnt/Lse Alwd?: Yes Short Term Lse-Details: No short term rentals less than 30 days		# of Pets: 2 Cats: Yes Dogs: Yes																																																																																									
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Listing Broker(s): Bellevue Realty Group																																																																																													

Full video tour at www.ericchristiansen.com

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



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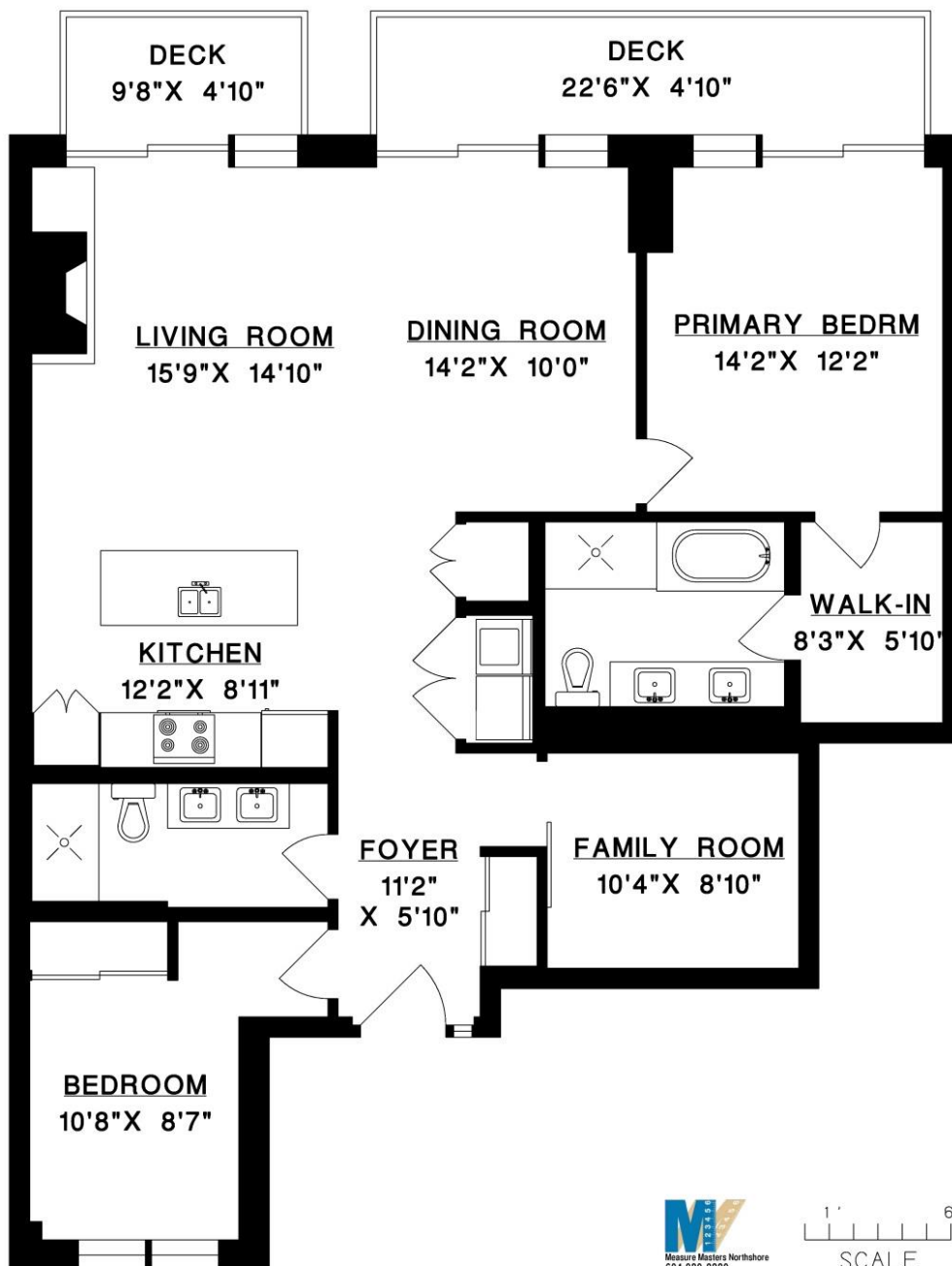
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BRG

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TOTAL 1,415 SQ.FT.

DECKS 169 SQ.FT.



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