






#46 – 2242 Folkestone Way Offered at \$1,598,000

This is the most luxurious, architecturally designed and permitted, renovation that I have had the pleasure of marketing at Folkestone. A stunning top floor home with 2 bedrooms, 2 spa-like bathrooms with heated floors, and 1,291 sq. ft. of living space. Enjoy panoramic city and water views overlooking the private gardens and tennis courts. Features include an open plan kitchen with deluxe Miele appliances, gorgeous hardwood floors, Control 4 lighting, power blinds, Sonos speakers, 2 large patios to enjoy the jaw dropping views and EV charging.



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2479 BELLEVUE AVE, WEST VANCOUVER, BC V7V 1E1

Active		46 2242 FOLKESTONE WAY		Residential Attached					
R2870465		West Vancouver Panorama Village V7S 2X7		\$1,598,000 (LP)  (SP) 					
Board: V Apartment/Condo									
		Sold Date:		If new,GST/HST inc?:					
		Meas. Type: Feet		Bedrooms: 2					
		Frontage(feet):		Bathrooms: 2					
		Frontage(metres):		Full Baths: 2					
		Depth / Size (ft.):		Half Baths: 0					
		Sq. Footage: 0.00		Original Price: \$1,598,000					
		Flood Plain:		Approx. Year Built: 1979					
		View: Yes : spectacular city and water		Age: 45					
		Complex / Subdiv: Panorama Gardens		Zoning: CD10					
		First Nation:		Gross Taxes: \$2,717.61					
		Services Connctd: Electricity, Natural Gas, Water		For Tax Year: 2023					
		Sewer Type: City/Municipal		Tax Inc. Utilities?:					
		Water Supply: City/Municipal		Tour:					
Style of Home: Penthouse, Upper Unit		Total Parking: 2		Covered Parking: 2					
Construction: Frame - Wood		Parking Access: Front, Side		Parking: DetachedGrge/Carport, Garage Underbuilding, Visitor Parking					
Exterior: Glass, Vinyl, Wood		Dist. to Public Transit: Near		Dist. to School Bus: Near					
Foundation: Concrete Perimeter		Title to Land: Freehold Strata		Property Disc.: Yes					
Renovations: Completely		Reno. Year: 2020		Fixtures Leased: No					
# of Fireplaces: 1		Rain Screen:		Fixtures Rmvd: No					
R.I. Fireplaces:		Metered Water:		Floor Finish: Wall/Wall/Mixed					
Fireplace Fuel: Gas - Natural		R.I. Plumbing:							
Fuel/Heating: Electric, Natural Gas									
Outdoor Area: Balcny(s) Patio(s) Dck(s)									
Type of Roof: Torch-On									
Legal: STRATA LOT 66, PLAN VASS10, 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: Exercise Centre, In Suite Laundry, Pool; Indoor, Sauna/Steam Room, Swirlpool/Hot Tub, Tennis Court(s)									
Site Influences: Central Location, Recreation Nearby, Shopping Nearby, Ski Hill Nearby									
Features: CltHwsh/Dryr/Frdg/Stve/DW									
Finished Floor (Main): 922		Units in Development:		Tot Units in Strata: 113					
Finished Floor (Above): 369		Exposure:		Locker: Yes					
Finished Floor (AbvMain2): 0		Mgmt. Co's Name: ASSOCIA BC		Stores in Building:					
Finished Floor (Below): 0		Mgmt. Fee: \$619.23		Mgmt. Co's #: 604-591-6060					
Finished Floor (Basement): 0		Maint Fee Includes: Garbage Pickup, Gardening, Management, Recreation Facility, Sewer, Water		Council/Park Apprv?:					
Finished Floor (Total): 1,291 sq. ft.		Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allwd w/Restrctns							
Unfinished Floor: 0		Restricted Age:		# of Pets: 2					
Grand Total: 1,291 sq. ft.		# or % of Rentals Allowed:		Cats: Yes Dogs: Yes					
Suite:		Short Term(<1yr)Rnt/Lse Alwd?: No							
Basement: None		Short Term Lse-Details: Minimum rental 1 year							
Crawl/Bsmt. Ht:									
# of Kitchens: 1									
# of Levels: 2									
# of Rooms: 6									
Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	15'11 x 10'2			x	1	Main	4	Yes
Main	Dining Room	15'11 x 9'0			x	2	Above	3	Yes
Main	Kitchen	14'11 x 8'7			x	3			
Main	Bedroom	12'11 x 12'3			x	4			
Main	Foyer	6'7 x 6'5			x	5			
Above	Primary Bedroom	13'7 x 11'7			x	6			
		x			x	7			
		x			x	8			
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.



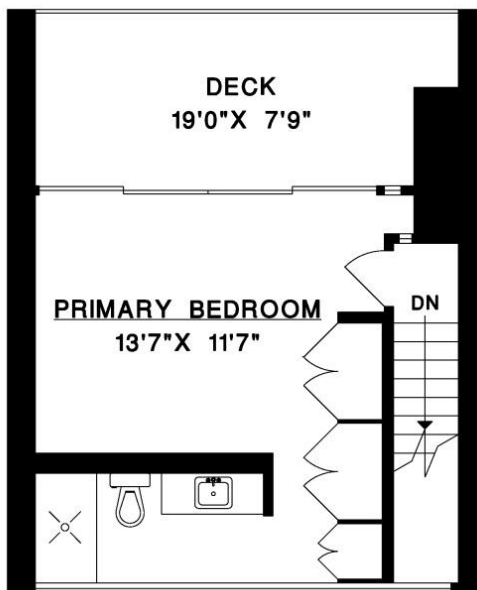
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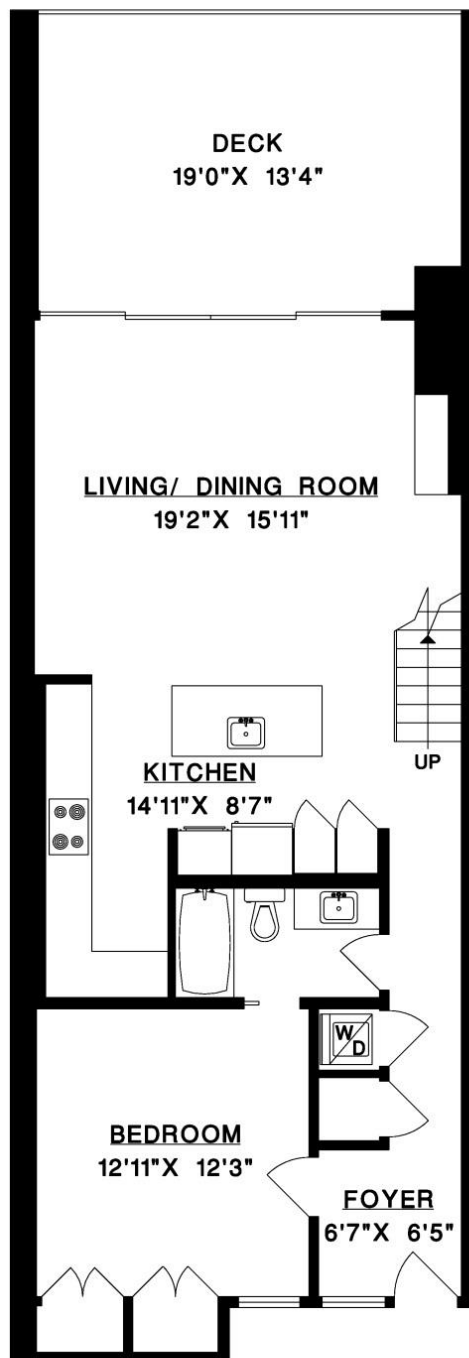
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#46 - 2242 FOLKESTONE WAY
WEST VANCOUVER

MAIN FLOOR 922 SQ.FT.
UPPER FLOOR 369 SQ.FT.
TOTAL 1,291 SQ.FT.
DECKS 431 SQ.FT.



UPPER FLOOR



MAIN FLOOR



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#46 – 2242 Folkestone Way – Features and Updates

- Architecturally designed
- Fully permitted professional renovation
- Miele appliances
- Nuheat bathroom floors
- Hot water on demand system (gas fired)
- Fully integrated Control4 system including:
 - Lighting
 - Sonos Speakers
 - Motorized blinds
 - Smart thermostats
 - Security Alarm
- Natural gas BBQ and fire pit
- Dedicated EV Charging
- 2 parking spaces and storage locker

