

**Active**  
**R2359159**  
 Board: V  
 Apartment/Condo

**603 6699 NELSON AVENUE**

West Vancouver  
 Horseshoe Bay WV  
 V7W 2B2

Residential Attached

**\$1,698,000** (LP)

(SP) 



Sold Date: Frontage (feet): Original Price: **\$1,698,000**  
 Meas. Type: Frontage (metres): Approx. Year Built: **2020**  
 Depth / Size (ft.): Bedrooms: **2** Age: **0**  
 Lot Area (sq.ft.): **0.00** Bathrooms: **2** Zoning: **CD-1**  
 Flood Plain: Full Baths: **2** Gross Taxes: **\$0.00**  
 Council Apprv?: Half Baths: **0** For Tax Year: **2019**  
 Exposure: Maint. Fee: **\$778.97** Tax Inc. Utilities?: **No**  
 If new, GST/HST inc?: **No** P.I.D.: **800-129-219**  
 Mgmt. Co's Name: **N/A** Tour:  
 Mgmt. Co's Phone:  
 View: **Yes: Water & Mountain Views**  
 Complex / Subdiv:  
 Services Connected: **Community, Electricity**

Style of Home: <b>Other</b>	Total Parking: <b>2</b>	Covered Parking: <b>2</b>	Parking Access:
Construction: <b>Concrete</b>	Parking: <b>Garage; Underground</b>		Locker: <b>Y</b>
Exterior: <b>Glass, Other</b>			Dist. to School Bus:
Foundation: <b>Other</b>	Reno. Year:	Dist. to Public Transit:	Total Units in Strata:
Rain Screen:	R.I. Plumbing:	Units in Development:	
Renovations:	R.I. Fireplaces:	Title to Land: <b>Freehold Strata</b>	
Water Supply: <b>City/Municipal</b>	# of Fireplaces: <b>1</b>	Property Disc.: <b>No</b>	
Fireplace Fuel: <b>Gas - Natural</b>		Fixtures Leased: <b>No</b>	
Fuel/Heating: <b>Forced Air</b>		Fixtures Rmvd: <b>No</b>	
Outdoor Area: <b>Balcny(s) Patio(s) Dck(s)</b>		Floor Finish: <b>Hardwood, Other</b>	
Type of Roof: <b>Other</b>			

Maint Fee Inc: **Gas, Heat, Hot Water, Management**  
 Legal: **LOT 1, PLAN EPP64493, DISTRICT LOT 430, GROUP 1, NEW WESTMINSTER LAND DISTRICT, & DL 3840**

Amenities: **Exercise Centre**

Site Influences: **Central Location, Marina Nearby, Recreation Nearby, Waterfront Property**  
 Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	24'0 x 20'0			X			X
Main	Dining Room	20'0 x 11'6			X			X
Main	Master Bedroom	24'0 x 11'6			X			X
Main	Bedroom	10'3 x 9'6			X			X
Main	Kitchen	10'0 x 10'0			X			X
					X			X
					X			X
					X			X
					X			X
					X			X

Finished Floor (Main): <b>1,354</b>	# of Rooms: <b>5</b>	# of Kitchens: <b>1</b>	# of Levels: <b>1</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>0</b>	Crawl/Bsmt. Height:			1	<b>Main</b>	<b>5</b>	<b>Yes</b>	Barn:
Finished Floor (Below): <b>0</b>	Restricted Age:			2	<b>Main</b>	<b>3</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement): <b>0</b>	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total): <b>1,354 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaws: <b>No Restrictions</b>			5				Door Height:
Unfinished Floor: <b>0</b>				6				
Grand Total: <b>1,354 sq. ft.</b>	Basement: <b>None</b>			7				
				8				

Listing Broker(s): **Oakwyn Realty Downtown Ltd.** **Oakwyn Realty Downtown Ltd.**

**Horseshoe Bay by Westbank - A once in a life time opportunity to own one of West Vancouver's most private and enchanted waterfront residences. Slated to complete in early 2020 this two bedroom villa has a panoramic water view from every room. Enjoy viewing the marina, ocean and mountains from your kitchen island or while having a cup of coffee on your balcony overlooking the ocean. This home comes with a large enough family room which can be used as a guest room. Two parking stalls and one storage locker are included in the purchase price. This is an assignment of contract please call the listing realtor for more information.**