



Presented by:
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Active **1156 NATURES GATE** Residential Attached
R2266977 Squamish **\$809,900** (LP)
 Board: V Downtown SQ (SP)
 Townhouse V8B 0A9



Sold Date: Frontage (feet): Original Price: **\$809,900**
 Meas. Type: Frontage (metres): Approx. Year Built: **2014**
 Depth / Size (ft.): Bedrooms: **3** Age: **4**
 Lot Area (sq.ft.): **0.00** Bathrooms: **3** Zoning: **MULTI**
 Flood Plain: Full Baths: **2** Gross Taxes: **\$2,768.46**
 Council Apprv?: Half Baths: **1** For Tax Year: **2017**
 Exposure: Maint. Fee: **\$227.85** Tax Inc. Utilities?:
 If new, GST/HST inc?: P.I.D.: **029-606-314**
 Mgmt. Co's Name: **Dynamic Property Management** Tour:
 Mgmt. Co's Phone:
 View: **Yes: Mountain Views**
 Complex / Subdiv: **Natures Gate at Eaglewind**
 Services Connected: **Electricity, Natural Gas, Water**

Style of Home: Inside Unit	Total Parking: Covered Parking: 2	Parking Access: Front
Construction: Frame - Wood	Parking: Garage; Double	Locker:
Exterior: Mixed	Dist. to Public Transit: 1	Dist. to School Bus: 1
Foundation: Concrete Perimeter	Units in Development:	Total Units in Strata:
Rain Screen: Full	Title to Land: Freehold Strata	
Renovations:	Property Disc.: Yes	
Water Supply: City/Municipal	Fixtures Leased: :	
Fireplace Fuel: Gas - Natural	Fixtures Rmvd: :	
Fuel/Heating: Baseboard, Natural Gas	Floor Finish: Laminate, Mixed, Tile	
Outdoor Area: Balcny(s) Patio(s) Dck(s)		
Type of Roof: Other		

Maint Fee Inc: **Garbage Pickup, Gardening, Management**
 Legal: **PL EPS2721 LT 14 DL 4261 LD 36. GROUP 1, 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: **Garden, In Suite Laundry, Playground**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Fireplace Insert, Garage Door Opener, Microwave, Smoke Alarm**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'11 x 11'1			x			x
Main	Dining Room	15'2 x 9'7			x			x
Main	Kitchen	11'9 x 10'4			x			x
Main	Patio	13'5 x 24'7			x			x
Above	Master Bedroom	12'4 x 10'9			x			x
Above	Walk-In Closet	6'1 x 7'5			x			x
Above	Bedroom	10'10 x 9'9			x			x
Above	Bedroom	10'8 x 9'3			x			x
Above	Patio	4'1 x 14'11			x			x
		x			x			

Finished Floor (Main): 633	# of Rooms: 9	# of Kitchens: 1	# of Levels: 3	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 755	Crawl/Bsmt. Height:			1	Main	2	No	Barn:
Finished Floor (Below): 171	Restricted Age:			2	Above	5	Yes	Workshop/Shed:
Finished Floor (Basement): 0	# of Pets:	Cats: Yes	Dogs: Yes	3	Above	3	No	Pool:
Finished Floor (Total): 1,559 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor: 500	Bylaws: Pets Allowed, Rentals Allowed			5				Door Height:
Grand Total: 2,059 sq. ft.	Basement: None			6				
				7				
				8				

Listing Broker(s): **VPG Realty Inc.**

Welcome to Natures Gate at Eaglewind, one of the most popular doublewide townhome developments in Squamish. From this location, you're a quick walk to schools, trails, the local dog park and Downtown amenities including groceries, coffee shops, restaurants and the Brew Pub! On the top level, you'll find three bedrooms and two full bathrooms. The master bedroom offers a large walk in closet, private balcony with mountain views and a five piece en-suite bathroom with double sink and separate bathtub / shower. The main level offers a modern open concept plan, powder room for guests, large South facing windows, gas fireplace and a private yard ideal for kids and pets. Downstairs, you'll find side by side parking for two cars and additional storage / workshop space.