



Presented by:  
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**Active**  
**R2364002**

Board: V  
 Townhouse

**3 1233 MAIN STREET**

Squamish  
 Downtown SQ  
 V8B 0P7

Residential Attached

**\$749,900** (LP)   
 (SP)



Sold Date: \_\_\_\_\_ Frontage (feet): \_\_\_\_\_ Original Price: **\$749,900**  
 Meas. Type: **Feet** Frontage (metres): \_\_\_\_\_ Approx. Year Built: **2007**  
 Depth / Size (ft.): \_\_\_\_\_ Bedrooms: **3** Age: **12**  
 Lot Area (sq.ft.): **0.00** Bathrooms: **3** Zoning: **MULTI**  
 Flood Plain: \_\_\_\_\_ Full Baths: **2** Gross Taxes: **\$3,040.36**  
 Council Apprv?: \_\_\_\_\_ Half Baths: **1** For Tax Year: **2018**  
 Exposure: **South** Maint. Fee: **\$323.93** Tax Inc. Utilities?: **No**  
 If new, GST/HST inc?: \_\_\_\_\_ P.I.D.: **027-127-583**  
 Mgmt. Co's Name: **Avesta Management Sqm** Tour: \_\_\_\_\_  
 Mgmt. Co's Phone: **604-815-4545**  
 View: **Yes: Mountain Views!**  
 Complex / Subdiv: **Skye Townhomes**  
 Services Connected: **Community, Natural Gas, Storm Sewer, Water**  
 Sewer Type: **Community**

|   |                                    |                                       |                                  |
|---|------------------------------------|---------------------------------------|----------------------------------|
| Style of Home: <b>3 Storey, Inside Unit</b>   | Total Parking: <b>3</b>            | Covered Parking: <b>2</b>             | Parking Access: <b>Lane</b>      |
| Construction: <b>Frame - Wood</b>             | Parking: <b>Grge/Double Tandem</b> |                                       |                                  |
| Exterior: <b>Concrete, Hardi Plank, Stone</b> |                                    |                                       | Locker: _____                    |
| Foundation: <b>Concrete Slab</b>              | Reno. Year: _____                  | Dist. to Public Transit: <b>1</b>     | Dist. to School Bus: _____       |
| Rain Screen: <b>Full</b>                      | R.I. Plumbing: _____               | Units in Development: <b>19</b>       | Total Units in Strata: <b>19</b> |
| Renovations: _____                            |                                    | Title to Land: <b>Freehold Strata</b> |                                  |
| Water Supply: <b>City/Municipal</b>           | Metered Water: _____               | Property Disc.: <b>Yes</b>            |                                  |
| Fireplace Fuel: <b>Gas - Natural</b>          | R.I. Fireplaces: _____             | Fixtures Leased: <b>No</b>            |                                  |
| Fuel/Heating: <b>Baseboard, Natural Gas</b>   | # of Fireplaces: <b>1</b>          | Fixtures Rmvd: <b>No</b>              |                                  |
| Outdoor Area: <b>Patio(s) &amp; Deck(s)</b>   |                                    | Floor Finish: <b>Hardwood, Tile</b>   |                                  |
| Type of Roof: <b>Tile - Composite</b>         |                                    |                                       |                                  |

Maint Fee Inc: **Caretaker, Gardening, Management, Snow removal**  
 Legal: **STRATA LOT 9 DISTRICT LOT 486 GROUP 1 NEW WESTMINSTER DISTRICTSTRATA PLAN BCS2409**

Amenities: **Garden, In Suite Laundry**

Site Influences: **Central Location, Lane Access, Private Setting, Shopping Nearby**  
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Fireplace Insert, Garage Door Opener, Security System, Smoke Alarm, Sprinkler - Fire**

| Floor | Type           | Dimensions   | Floor | Type     | Dimensions   | Floor | Type | Dimensions |
|-------|----------------|--------------|-------|----------|--------------|-------|------|------------|
| Main  | Family Room    | 12' x 12'7   | Below | Storage  | 3'5 x 10'4   |       |      | x          |
| Main  | Kitchen        | 12' x 8'8    | Below | Workshop | 12'10 x 10'6 |       |      | x          |
| Main  | Dining Room    | 8'2 x 14'4   | Below | Patio    | 17'2 x 10'   |       |      | x          |
| Main  | Living Room    | 10'11 x 16'5 | Below | Other    | 34'9 x 9'10  |       |      | x          |
| Main  | Patio          | 5'3 x 22'6   |       |          | x            |       |      | x          |
| Above | Master Bedroom | 15'6 x 15'5  |       |          | x            |       |      | x          |
| Above | Walk-In Closet | 8'7 x 5'5    |       |          | x            |       |      | x          |
| Above | Bedroom        | 9'11 x 11'2  |       |          | x            |       |      | x          |
| Above | Bedroom        | 9' x 9'8     |       |          | x            |       |      | x          |
| Below | Mud Room       | 5' x 6'      |       |          | x            |       |      | x          |

|  |  |                         |                       |      |              |             |            |                |
|--|--|-------------------------|-----------------------|------|--------------|-------------|------------|----------------|
| Finished Floor (Main): <b>789</b>            | # of Rooms: <b>14</b>                                | # of Kitchens: <b>1</b> | # of Levels: <b>3</b> | Bath | Floor        | # of Pieces | Ensuite?   | Outbuildings   |
| Finished Floor (Above): <b>864</b>           | Crawl/Bsmt. Height: _____                            |                         |                       | 1    | <b>Above</b> | <b>3</b>    | <b>Yes</b> | Barn:          |
| Finished Floor (Below): <b>194</b>           | Restricted Age: _____                                |                         |                       | 2    | <b>Above</b> | <b>3</b>    | <b>No</b>  | Workshop/Shed: |
| Finished Floor (Basement): <b>0</b>          | # of Pets: _____                                     | Cats: <b>Yes</b>        | Dogs: <b>Yes</b>      | 3    | <b>Main</b>  | <b>2</b>    | <b>No</b>  | Pool:          |
| Finished Floor (Total): <b>1,847 sq. ft.</b> | # or % of Rentals Allowed: _____                     |                         |                       | 4    |              |             |            | Garage Sz:     |
|  | Bylaws: <b>Pets Allowed w/Rest., Rentals Allowed</b> |                         |                       | 5    |              |             |            | Grg Dr Ht:     |
| Unfinished Floor: <b>133</b>                 |  |                         |                       | 6    |              |             |            |                |
| Grand Total: <b>1,980 sq. ft.</b>            | Basement: <b>Fully Finished, Separate Entry</b>      |                         |                       | 7    |              |             |            |                |
|  |  |                         |                       | 8    |              |             |            |                |

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

**Modern & bright, with space for the whole family! At 1845sf with oversized rooms throughout, this well cared for & move-in ready 3 bed 2.5 bath townhome ticks all the boxes! Upstairs, be inspired by the expansive master bedroom with private ensuite, walk-in closet and a bright South exposure. Two more generous bedrooms, a full bath, laundry and mountain views round out the top floor. The main floor is an entertainers dream with hardwood floors, a spotless kitchen next to a large family room (with unobstructed mountain views), separate dining and a formal living space with a cozy gas fireplace! Downstairs you'll find a functional shop, 3 parking total with tandem garage, mudroom for all your gear & more storage. The largest plan in the strata and a must see! Open: Sat/Sun, May 4/5, 2-4pm.**