



Presented by:  
**Chris Brown PREC\***

VPG Realty Inc.  
Phone: 778-881-0673  
http://www.chrisbrownrealestate.ca  
chris@chrisbrownrealestate.ca



**Active**  
**R2396068**

Board: V  
Townhouse

**22 1800 MAMQUAM ROAD**

Squamish  
Garibaldi Estates  
V8B 0J1

Residential Attached

**\$599,900** (LP)   
(SP)



Sold Date:	Frontage (feet):	Original Price: <b>\$599,900</b>
Meas. Type:	Frontage (metres):	Approx. Year Built: <b>2003</b>
Depth / Size (ft.):	Bedrooms: <b>3</b>	Age: <b>16</b>
Lot Area (sq.ft.): <b>0.00</b>	Bathrooms: <b>3</b>	Zoning: <b>RM2</b>
Flood Plain:	Full Baths: <b>2</b>	Gross Taxes: <b>\$2,683.17</b>
Council Apprv?:	Half Baths: <b>1</b>	For Tax Year: <b>2019</b>
Exposure:	Maint. Fee: <b>\$250.00</b>	Tax Inc. Utilities?:
If new, GST/HST inc?:		P.I.D.: <b>025-835-921</b>
Mgmt. Co's Name: <b>Dynamic Property Mgmt</b>		Tour:
Mgmt. Co's Phone: <b>604-815-4654</b>		
View: <b>Yes: Mountains</b>		
Complex / Subdiv: <b>Virescence</b>		
Services Connected: <b>Community, Electricity, Natural Gas, Sanitary Sewer, Water</b>		
Sewer Type:		

Style of Home: **2 Storey w/Bsmt.**  
Construction: **Frame - Wood**  
Exterior: **Wood**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
Water Supply: **City/Municipal**  
Fireplace Fuel: **Gas - Natural**  
Fuel/Heating: **Baseboard**  
Outdoor Area: **Patio(s)**  
Type of Roof: **Asphalt**

Reno. Year:  
R.I. Plumbing:  
  
Metered Water:  
R.I. Fireplaces:  
# of Fireplaces: **1**

Total Parking: **3** Covered Parking: **2** Parking Access: **Front**  
Parking: **Grge/Double Tandem**  
Locker:  
Dist. to Public Transit:  
Units in Development: **42** Dist. to School Bus: **CLOSE**  
Title to Land: **Freehold Strata** Total Units in Strata:  
  
Property Disc.: **Yes**  
Fixtures Leased: **No** :  
Fixtures Rmvd: **No** :  
Floor Finish: **Laminate, Wall/Wall/Mixed**

Maint Fee Inc: **Garbage Pickup, Management**  
Legal: **STRATA LOT 17, PLAN LMS4704, SECTION 2, TOWNSHIP 50, 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, OF THE STRATA PLAN**  
Amenities: **None**

Site Influences: **Central Location, Golf Course Nearby, Greenbelt, Recreation Nearby, Shopping Nearby**  
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	11'7 x 13'8			x			x
Main	Dining Room	9'8 x 13'9			x			x
Main	Living Room	11'8 x 12'4			x			x
Above	Master Bedroom	12'7 x 11'1			x			x
Above	Bedroom	10'8 x 7'10			x			x
Above	Bedroom	8'2 x 9'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): <b>659</b>	# of Rooms: <b>6</b>	# of Kitchens: <b>1</b>	# of Levels: <b>3</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>623</b>	Crawl/Bsmt. Height:			1	Main	2	No	Barn:
Finished Floor (Below): <b>140</b>	Restricted Age:			2	Above	4	Yes	Workshop/Shed:
Finished Floor (Basement): <b>0</b>	# of Pets:	Cats:	Dogs:	3	Above	3	No	Pool:
Finished Floor (Total): <b>1,422 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor: <b>0</b>	Bylaws: <b>Pets Allowed, Rentals Allowed</b>			5				Grg Dr Ht:
Grand Total: <b>1,422 sq. ft.</b>	Basement: <b>None</b>			6				
				7				
				8				

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

**VPG Realty Inc.**

**HOME IS HERE! Townhome living in highly sought after Garibaldi Estates. Boasting 3 beds, 2.5 baths, your own front door, garage & yard! The bright main floor offers a powder room, open concept living, kitchen, & dining rooms w/ plenty of space for house sized furniture, stone counters, large island, SS appliances & ample storage complete the perfect townhome kitchen. Direct access to your own back yard from the kitchen perfect for the kids to play or relax while enjoying sun. Upstairs - 3 bedrooms including large master w/ ensuite w/. PRIVATE garage & extra parking. Located in the most family friendly neighbourhood, easy access to Highway1, a short stroll to Mamquam Elementary, trails, Garibaldi Village Mall with Starbucks, London Drugs, Canadian Tire, and more. Pets/Rentals welcome!**