

ALYSSA WILSON

Licensed Realtor® with
Royal LePage Black Tusk Realty



604.815.9351

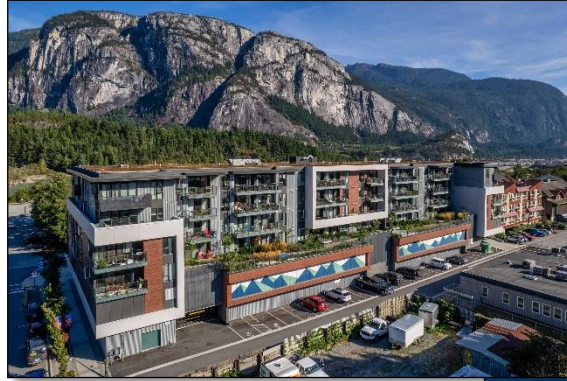
alyssa@blacktuskrealty.com
www.alyssawilson.biz

SQUAMISH

BLACK TUSK REALTY



507-37881 CLEVELAND AVENUE \$625,000



Live the vibrant Squamish lifestyle in this centrally located Downtown condo! Steps from your door, immerse yourself in local cafes, restaurants, and shops, and easily access the estuary trails, marina, and the waterfront park with new brewery. This spacious 1 bedroom + den (or 2 bedroom) condo features a streamlined modern kitchen with stainless steel appliances and an open living space perfect for entertaining. The additional flex space accommodates bikes and climbing gear with ease or a spacious home office. Enjoy the convenience of secure parking, storage, elevators, and a resident garden, all backed by a 2-5-10 New Home Warranty for worry-free living.

Scan the QR code with your mobile device to
take a tour, view photo's, download floor plans
and feature sheets

Or visit...

www.alyssawilson.biz/507-37881-cleveland





Presented by:
Alyssa Wilson

Royal LePage Black Tusk Realty
Phone: 604-815-9351

alyssa@blacktuskrealty.com



Active
R3003987
Board: V
Apartment/Condo

507 37881 CLEVELAND AVENUE

Squamish
Downtown SQ
V8B 0Z7

Residential Attached

\$625,000 (LP)

(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: \$625,000
Meas. Type: Feet	Bedrooms: 1	Approx. Year Built: 2020
Frontage(feet):	Bathrooms: 1	Age: 5
Frontage(metres):	Full Baths: 1	Zoning: CD-4
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$2,237.23
Sq. Footage: 0.00		For Tax Year: 2024
Flood Plain:	P.I.D.: 031-063-403	Tax Inc. Utilities?: No
View: Yes : West Coast Mountains		Tour:
Complex / Subdiv: The Main		
First Nation:		
Services Connctd: Electricity, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **1 Storey**
Construction: **Concrete Frame**
Exterior: **Fibre Cement Board, Mixed**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **R.I. Fireplaces:**
Fireplace Fuel:
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **Balcony(s)**
Type of Roof: **Other, Torch-On**

Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **1** Covered Parking: **1** Parking Access: **Rear**
Parking: **Garage; Underground, Visitor Parking**
Dist. to Public Transit:
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Laminate, Tile, Wall/Wall/Mixed**

Legal: **STRATA LOT 83, PLAN EPS6562, DISTRICT LOT 486, 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 V**

Amenities: **Elevator, In Suite Laundry, Storage, Wheelchair Access**

Site Influences: **Central Location, Marina Nearby, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Smoke Alarm, Sprinkler - Fire**

Finished Floor (Main): 752	Units in Development: 110	Tot Units in Strata: 121	Locker: Yes
Finished Floor (Above): 0	Exposure:	Storeys in Building: 6	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: Mike Young - Dynamic	Mgmt. Co's #: 604-815-4654	
Finished Floor (Below): 0	Maint Fee: \$442.87	Council/Park Apprv?: No	
Finished Floor (Basement): 0	Maint Fee Includes: Garbage Pickup, Gardening, Hot Water, Management		
Finished Floor (Total): 752 sq. ft.			
Unfinished Floor: 0			
Grand Total: 752 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allwd w/Restrctns, Smoking Restrictions		
Suite: None	Restricted Age:	# of Pets: 2	Cats: Yes Dogs: Yes
Basement: None	# or % of Rentals Allowed:		
Crawl/Bsmt. Ht:	Short Term(<1yr)Rnt/Lse Alwd?: No		
# of Kitchens: 1	Short Term Lse-Details:		
# of Levels: 1			
# of Rooms: 5			

Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Kitchen	14'6 x 10'8	1	Main	4	Yes
Main	Living Room	11'8 x 13'2	2			
Main	Primary Bedroom	10'6 x 17'	3			
Main	Den	10'6 x 8'3	4			
Main	Flex Room	7'4 x 7'9	5			
		x	6			
		x	7			
		x	8			

Listing Broker(s): **Royal LePage Black Tusk Realty**

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507 - 37881 Cleveland Avenue **THE MAIN Features**

CAPTIVATING EXTERIORS

- 6 story mixed concrete/wood frame construction consisting of lively commercial frontage and 5 stories of residential units above
- Balconies offering views of the Squamish River valley available with every suite
- An exterior materials palette that draws on Squamish's rich history as an industry and resource based town: corten steel canopies, rough-sawn timber siding and raw steel, all used to define the character of the street facade
- A generous, wide front sidewalk with a pattern of pigment dyed concrete and embedded LED lighting referencing the elemental nature of the site
- Low maintenance, drought tolerant and native adaptive landscaping, bench seats and cycle racks
- A unique, covered outdoor café space and park gazebo, located on the corner of Cleveland and Main

RICH & CONTEMPORARY INTERIORS

- A warm, light palette of neutral stone colored finishings
- Laminate wood flooring throughout living and dining areas
- Cozy wall-to-wall carpeting in bedrooms
- Horizontal blinds for shade and privacy
- 9'ceilings, giving all areas of your home an open and spacious feeling
- Spacious master suite with walk-thru-closet
- Large windows ensure abundant natural light

EUROPEAN STYLE KITCHENS

- Contemporary wood grain laminate for lower cabinets and high gloss finish for upper cabinets, with soft close hardware and elegant cabinet pulls
- Engineered quartz countertops with modern textured tile backsplash
- Sleek single bowl stainless steel undermount sink with modern faucet and pull-out sprayer
- Energy efficient, stainless steel kitchen appliance package including: over-the-range microwave/hood-fan combination, super capacity dishwasher, top mount fridge, and self-clean range with built-in oven and ceramic glass system

EXQUISITE BATHROOMS

- Contemporary porcelain tile floor throughout all bathrooms and laundry areas
- Engineered quartz countertops with ceramic tiling and 3D tile accents
- Slim profile dual flush toilet
- Four piece ensuites featuring undermount sink, soaker tub and walk-in shower in certain plans

ADDITIONAL FEATURES & AMENITIES

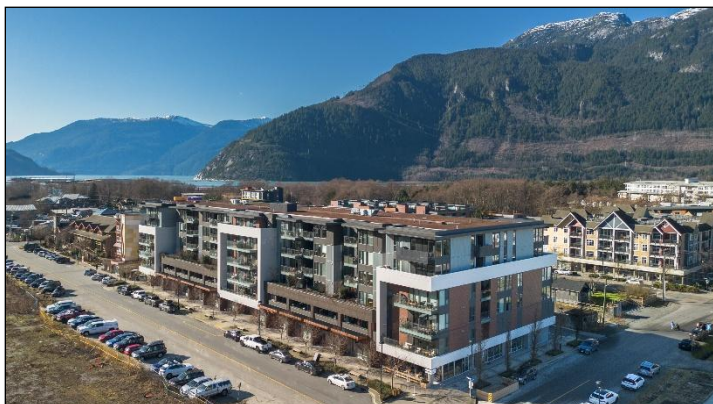
- A spectacular and private garden retreat for all residents, on Level 3, consisting of a series of gardens providing intimate outdoor spaces for all residents to enjoy
- Pet and bike wash zone - wash your dog and wash your bike in the very same place. This unique combination has been designed just for The Main and for the outdoor enthusiast
- Secure bike storage
- In suite large format washer and dryer
- Green roof is a simple, low maintenance roofing solution which will increase the life of the waterproofing membrane, decrease storm water flow, and increase energy efficiency and biodiversity

LOCATION

- Prime downtown location, facing Cleveland Avenue, with in-building neighbourhood shops providing many conveniences
- Walking distance to shopping, waterfront beach, marina, community garden, natural estuary, trails, library, parks and more

PEACE OF MIND

- Secured parking area and elevator access for residents
- Access granted to building through secured, electronic phone
- 2-5-10 year New Home Warranty



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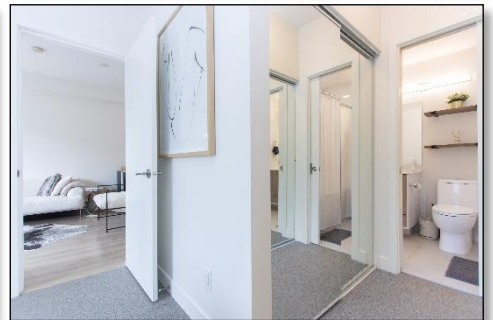
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All information contained herein is from sources deemed reliable and we have no reason to doubt its accuracy; however, no guarantee or responsibility is assumed regarding the accuracy thereof, and it shall not form part of any future contracts. Properties are submitted subject to errors and omissions and all information should be carefully verified.



Photos of 507 - 37881 CLEVELAND AVENUE



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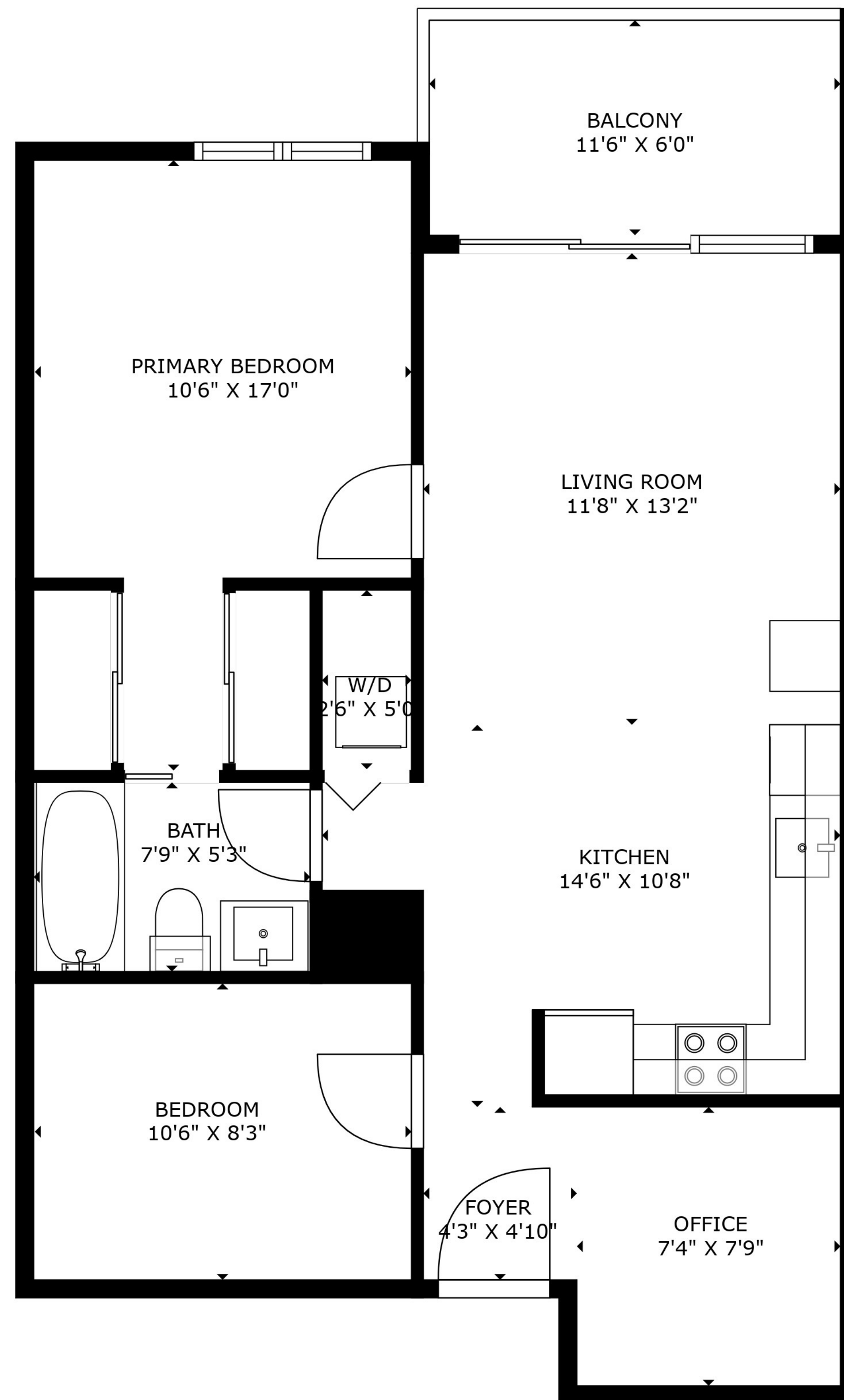
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ROYAL LEPAGE

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TOTAL: 752 sq. ft
FLOOR 1: 752 sq. ft
EXCLUDED AREAS: BALCONY: 69 sq. ft

