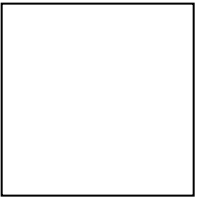
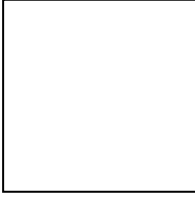




403-40437 Tantalus Road

\$689,000



ALYSSA WILSON

Licensed Realtor®
with Royal LePage Black Tusk Realty

604.815.9351

alyssa@blacktuskrealty.com
www.alyssawilson.biz

and

MARIANNE WILSON

Personal Real Estate Corporation
Licensed Realtor®

604.892.7515

homes@mariannewilson.com
www.mariannewilson.com

Enjoy stunning panoramic views of The Stawamus Chief, Sky Pilot & Coast Mountains from this top floor Spectacle condo. The spacious 2 bedroom (with windows & closets), 2 full bathroom home boasts an open concept layout with 14' ceilings, a living room flooded with natural light and warmed by a corner fireplace, easy care laminate & tile floors, a primary suite with walk-in closet, 3 pce ensuite and extra room for an office area or additional storage, in-suite laundry, efficient kitchen and balcony. To make your active lifestyle a bit more convenient, enjoy the common area fitness center, secure bike storage and walking/biking distance to all amenities – shopping, restaurants, cafes, world class hiking and biking trails, Squamish Valley Golf, Squash and Curling Clubs. A short 35 minutes to both Whistler & North Vancouver.

SCAN THE QR CODE WITH YOUR MOBILE DEVICE TO
VIEW MORE INFORMATION, OR VISIT
www.alyssawilson.biz/403-40437-tantalus



SQUAMISH

BLACK TUSK REALTY



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.



Presented by:
Alyssa Wilson

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

alyssa@blacktuskrealty.com



Active
R3039965

Board: V
Apartment/Condo

403 40437 TANTALUS ROAD

Squamish
Tantalus
V0N 1T0

Residential Attached

\$689,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$689,000
Meas. Type:	Bedrooms: 2	Approx. Year Built: 2006
Frontage(feet):	Bathrooms: 2	Age: 19
Frontage(metres):	Full Baths: 2	Zoning: CD-27
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$2,652.81
Sq. Footage: 0.00		For Tax Year: 2025
Flood Plain:	P.I.D.: 026-578-760	Tax Inc. Utilities?: No
View: Yes : West Coast Mtns and The Chief		Tour:
Complex / Subdiv: Spectacle		
First Nation		
Services Connctd: Electricity, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

Renovations:
of Fireplaces: **1** R.I. Fireplaces: **0**
Fireplace Fuel: **Electric**
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **Balcony(s)**
Type of Roof: **Torch-On**

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

Total Parking: **1** Covered Parking: **1** Parking Access: **Rear**
Parking: **Open, Visitor Parking**
Dist. to Public Transit: **In Front** Dist. to School Bus: **5 blocks**
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: :
Fixtures Rmvd: :
Floor Finish: **Laminate, Tile, Carpet**

Legal: **STRATA LOT 65, PLAN BCS1695, SECTION 11, TOWNSHIP 50, 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, AS APPROPRIATE**

Amenities: **Bike Room, Elevator, Exercise Centre, In Suite Laundry, Wheelchair Access**

Site Influences: **Central Location, Golf Course Nearby, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Fireplace Insert**

Finished Floor (Main): **958**
Finished Floor (Above): **0**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **958 sq. ft.**
Unfinished Floor: **0**
Grand Total: **958 sq. ft.**

Suite: **None**
Basement: **None**
Crawl/Bsmt. Ht: # of Levels: **1**
of Kitchens: **1** # of Rooms: **7**

Units in Development:
Exposure:
Mgmt. Co's Name: **Associa Inc. BC**
Maint Fee: **\$507.59**
Maint Fee Includes: **Garbage Pickup, Gardening, Hot Water, Management, Snow removal**

Tot Units in Strata: Locker: **Yes**
Storeys in Building: **4**
Mgmt. Co's #: **604-591-6060**
Council/Park Apprv?: **No**

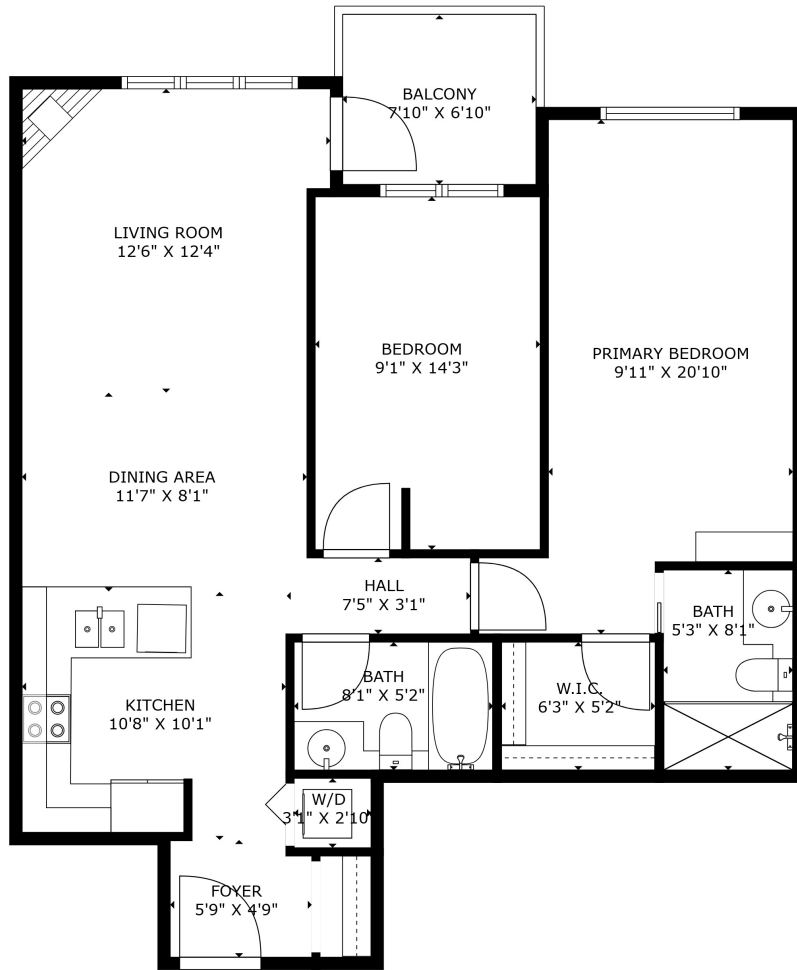
Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allwd w/Restrctns, Smoking Restrictions**
Restricted Age: # of Pets: **1** Cats: **Yes** Dogs: **Yes**
or % of Rentals Allowed:
Short Term(<1yr)Rnt/Lse Alwd?: **No**
Short Term Lse-Details:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Foyer	6' x 6'			x	1	Main	4	No
Main	Kitchen	10' x 10'			x	2	Main	3	Yes
Main	Dining Room	11' x 8'			x	3			
Main	Living Room	12' x 12'			x	4			
Main	Primary Bedroom	10' x 20'			x	5			
Main	Walk-In Closet	6' x 5'			x	6			
Main	Bedroom	9' x 14'			x	7			
		x			x	8			

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

Royal LePage Black Tusk Realty

Enjoy stunning panoramic views of The Stawamus Chief, Sky Pilot & Coast Mountains from this top floor Spectacle condo. The spacious 2 bdrm, 2 full bath home boasts an open concept layout with 14' ceilings, a living room flooded w/ natural light & warmed by a corner fireplace, easy care laminate & tile floors, a primary suite with walk-in closet, 3 pce ensuite & extra room for an office area or additional storage, in-suite laundry, efficient kitchen & balcony. To make your active lifestyle a bit more convenient, enjoy the common area fitness center, secure bike storage and walking/biking distance to all amenities - shopping, restaurants, cafes, world class hiking & biking trails, Squamish Valley Golf, Squash & Curling Clubs. A short 35 minutes to both Whistler & North Vancouver.



Total GLA: 958 sq. ft | Total: 1012 sq. ft
 Floor 1: 958 sq. ft (Excluded areas 54 sq. ft)

This Floor Plan Is For Marketing Purpose Only, All Measurements Are Approximate, Should Not Be Relied Upon Without Verification. Howe Sound Photography Assumes No Responsibility For Its Accuracy.