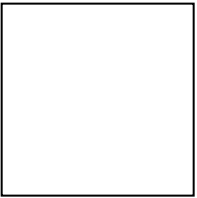
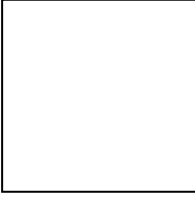


BI05 – 40120 Willow Crescent

\$625,000



ALYSSA WILSON

Licensed Realtor®
The Wilson Group Squamish

604.815.9351

alyssa@blacktuskrealty.com
www.alyssawilson.biz

and

MARIANNE WILSON

Personal Real Estate Corporation
The Wilson Group Squamish

604.892.7515

homes@mariannewilson.com
www.mariannewilson.com

Welcome to this beautifully updated 2-bedroom, 1-bathroom ground level home in Diamond Head Apartments. The bright, open concept living space features a brand new custom kitchen with updated appliances, renovated 4-piece bathroom, updated flooring, fresh paint throughout and a cozy electric fireplace in the living room. Enjoy views of Atwell Peak and easy walk-out access to and from your private patio. Ideally located just steps from bike and river trails, restaurants, grocery stores, medical services, the Squamish Valley Golf Club and more. Move-in ready and low maintenance, this inviting home is perfect for first-time buyers, downsizers or anyone seeking comfort, convenience and easy ground level living.

SCAN THE QR CODE WITH YOUR MOBILE DEVICE TO
VIEW MORE INFORMATION, OR VISIT
www.alyssawilson.biz/bI05-40120-willow



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
 The Wilson Group Squamish
 Black Tusk Realty
 Phone: 604-815-9351
<https://www.alyssawilson.biz>
alyssa@blacktuskrealty.com



Active
R3167697
 Board: V
 Apartment/Condo

B105 40120 WILLOW CRESCENT

Squamish
 Garibaldi Estates
 V8B 0L7

Residential Attached

\$625,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$625,000
Meas. Type:	Bedrooms: 2	Approx. Year Built: 1993
Frontage(feet):	Bathrooms: 1	Age: 33
Frontage(metres):	Full Baths: 1	Zoning: RM-3
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$2,192.95
Sq. Footage: 0.00		For Tax Year: 2025
Flood Plain:	P.I.D.: 017-595-843	Tax Inc. Utilities?: No
View: Yes :Squamish Mountains		Tour:
Complex / Subdiv: Diamond Head Apartments		
First Nation:		
Services Connctd: Community, Sanitary Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **1 Storey, Ground Level Unit**
 Construction: **Frame - Wood**
 Exterior: **Wood**
 Foundation: **Concrete Perimeter**

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

Reno. Year: **2026**
 Rain Screen:
 Metered Water: **No**
 R.I. Plumbing: **No**

Total Parking: **1** Covered Parking: **1** Parking Access:
 Parking: **Open, Visitor Parking**
 Dist. to Public Transit:
 Title to Land: **Freehold Strata**
 Property Disc.: **Yes**
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Laminate, Tile**

Legal: **STRATA LOT 37, PLAN LMS227, SECTION 11, 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, AS APPROPRIATE**

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

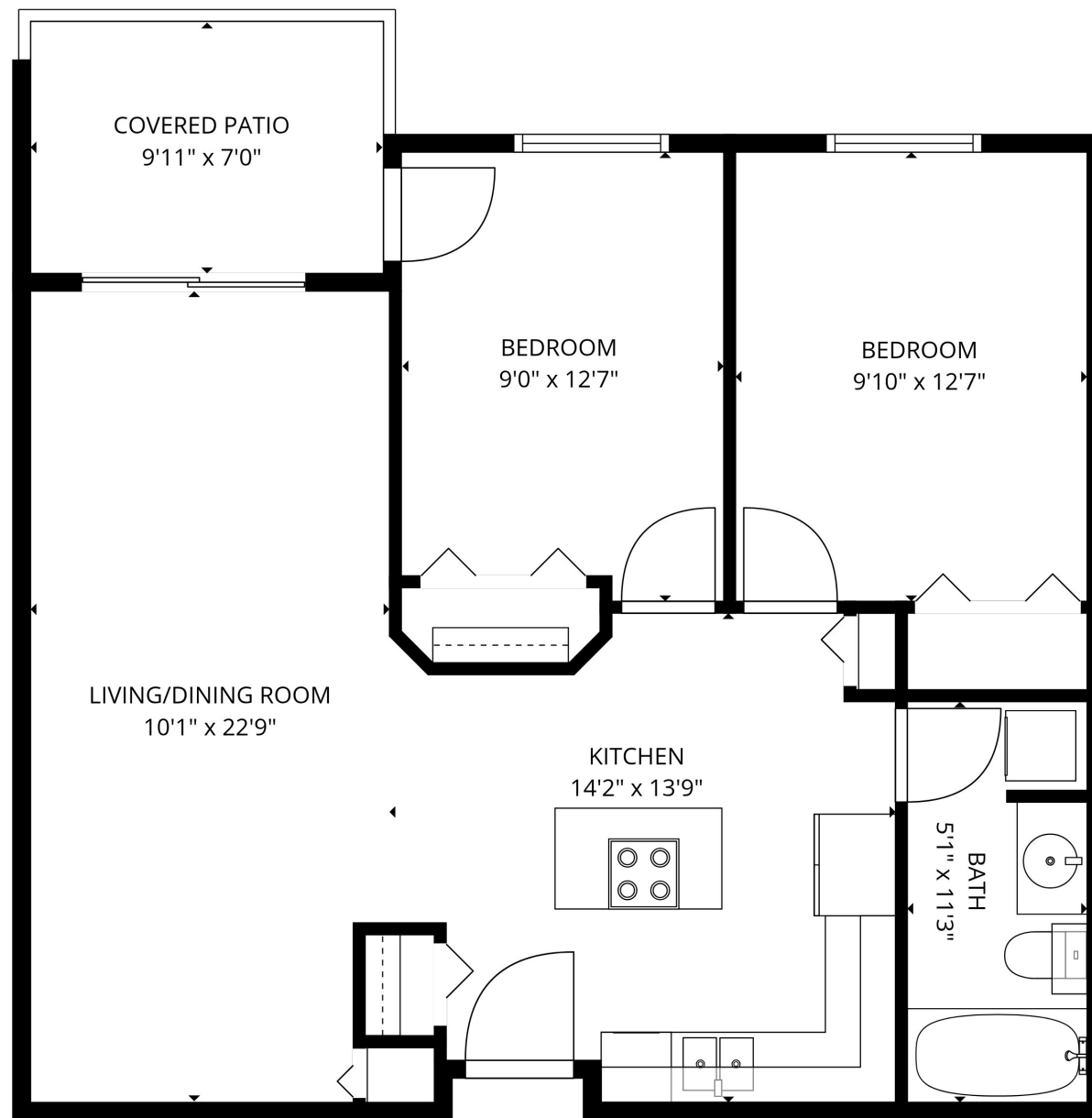
Site Influences: **Central Location, Golf Course Nearby, Recreation Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Microwave**

Finished Floor (Main): 794	Units in Development: 160	Tot Units in Strata: 160	Locker: Yes
Finished Floor (Above): 0	Exposure:	Storeys in Building: 3	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: Dynamic Property Management	Mgmt. Co's #: 604-815-4654	
Finished Floor (Below): 0	Maint Fee: \$423.22	Council/Park Apprv?: No	
Finished Floor (Basement): 0	Maint Fee Includes: Garbage Pickup, Gardening, Hot Water, Management, Snow removal		
Finished Floor (Total): 794 sq. ft.			
Unfinished Floor: 0			
Grand Total: 794 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allwd w/Restrctns, Smoking Restrictions		
Suite:	Restricted Age:	# of Pets: 1	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
Main	Kitchen	14'2 x 13'9	1
Main	Living Room	10'1 x 14'9	2
Main	Dining Room	10'1 x 8'	3
Main	Primary Bedroom	9'10 x 12'7	4
Main	Bedroom	9' x 12'7	5
			6
			7
			8

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

Black Tusk Realty

Welcome to this beautifully updated 2-bedroom, 1-bathroom ground-level home in Diamond Head Apartments. The bright, open concept living space features a brand new custom kitchen with updated appliances, renovated 4-piece bathroom, updated flooring, fresh paint throughout and a cozy electric fireplace in the living room. Enjoy views of Atwell Peak and easy walk-out access to and from your private patio. Ideally located just steps from bike and river trails, restaurants, grocery stores, medical services, the Squamish Valley Golf Club and more. Move-in ready and low maintenance, this inviting home is perfect for first-time buyers, downsizers or anyone seeking comfort, convenience and easy ground-level living.



TOTAL: 793 sq ft
1st FLOOR: 793 sq ft

EXCLUDED AREAS: COVERED PATIO: 70 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.



Sheet 7 of 13 Sheets.

STRATA PLAN

LMS.227

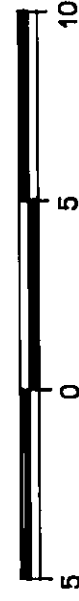
PHASE 1

BUILDING 'B'

LEVEL 1.

SCALE : 1 : 200

ALL DISTANCES SHOWN ARE IN METRES



REM. A

(PHASES 2 TO 4)

PHASE BOUNDARY

44° 00' 00"

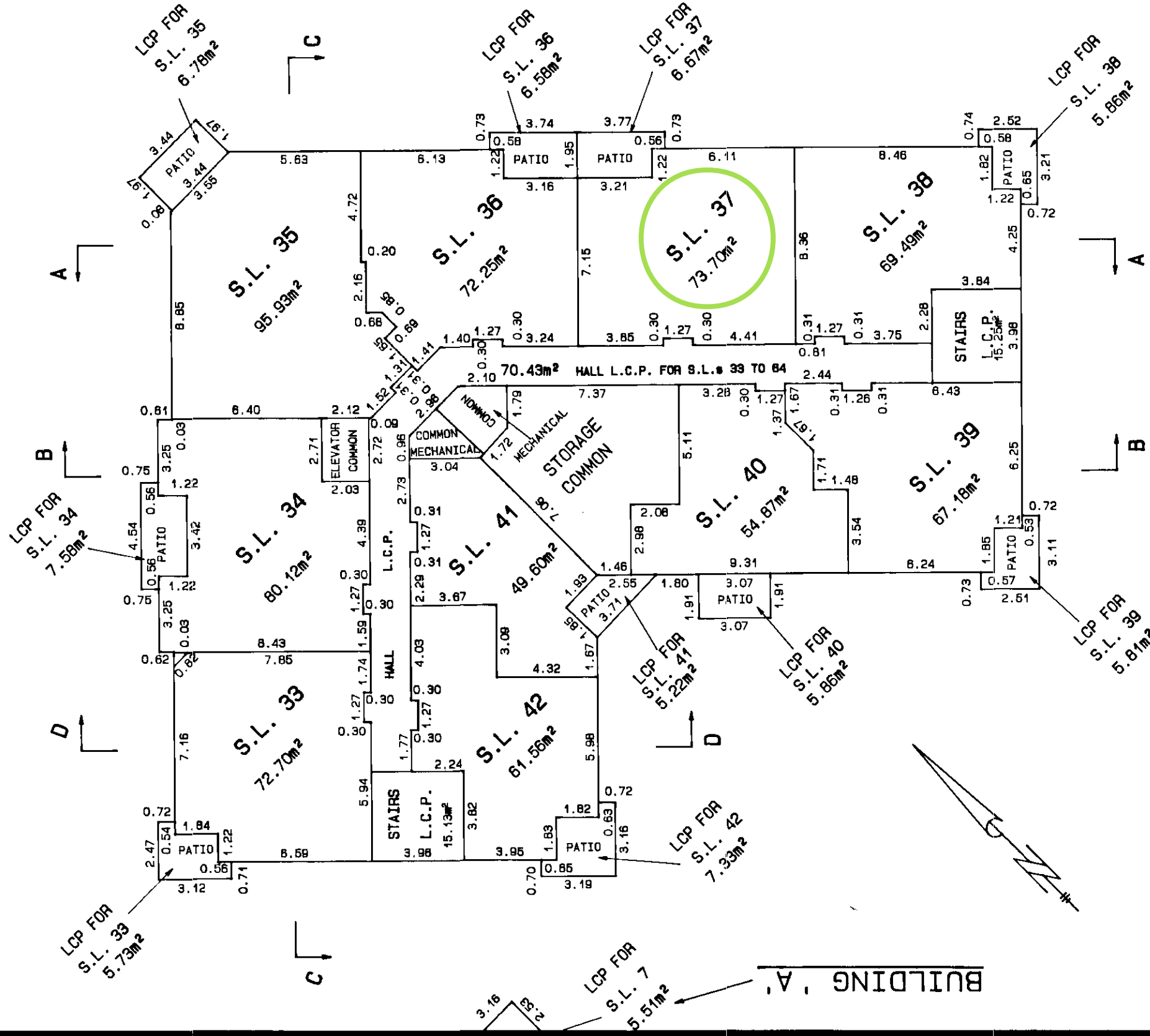
34.28

80° 30' 00"

45° 00' 00"

12.70

2.80



BUILDING 'B'

NOTE: STAIRS AND HALLS IN BUILDING 'B'

ARE L.C.P. FOR S.L.s 33 TO 64

S-5752-7

NOVEMBER 25, 1991

Legend

Properties

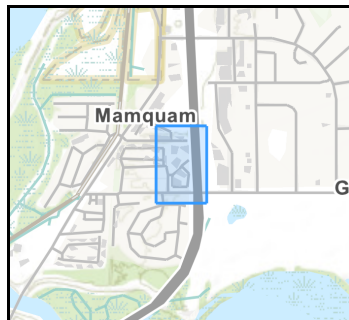
Easement/RoW

INTEREST

District Park



District Boundary



Notes

Created by: Alyssa Wilson

Esri Canada

This map is a user generated static output from an Internet mapping site and is for reference only.
Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.