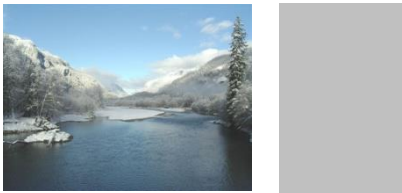
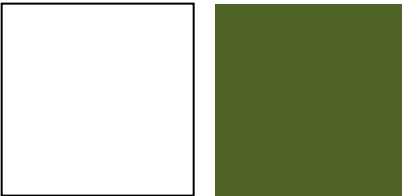
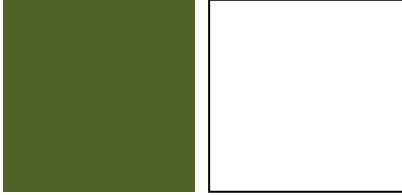


# 408 – 1203 PEMBERTON AVE

## \$499,000



### PROPERTY FEATURES

Unobstructed, panoramic views of the Tantalus Range & Castle Rock can be seen from every window in this spacious 1 bedroom + den, top floor, end unit apartment. Updated stainless steel appliances, laminate floors and a tasteful color pallet gives the space a modern feel. There's plenty of storage in the full laundry room, pantry, and den, large enough to be a second bedroom. The covered sundeck makes for a comfortable outdoor living space with phenomenal views. Communal facilities include a top floor sunroom, sundecks, meeting space, bike storage and garden plots. Eagle Grove 55+ complex is the ideal turn-key option for a quiet holiday spot, down-sizers or parents looking to be closer to their kids in Squamish. The restaurants, grocery, coffee shops, breweries, entertainment, and endless trail systems are just steps outside your door.

### NOTABLE UPDATES

2018 - Vinyl deck membrane and new aluminum handrails

2019 - Asphalt roof shingles, underlay, gutters, gas boiler and hot water circulation pumps

2020 - Stainless steel fridge, stove, dishwasher, luxury vinyl floors & a fresh coat of paint

**STRATA FEES:** \$385.05.00/month and include 1x open parking stall, hot water, management, landscaping, garbage and snow removal

### STRATA RESTRICTIONS:

- Primary resident must be 55+ years old
- 1 dog or 1 cat permitted under 25lbs with strata approval
- Maximum of 16 units may be rented at a time. Currently 3 are rented.

## ALYSSA WILSON

Licensed Realtor®  
with Royal LePage Black Tusk Realty



**604.815.9351**

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www.alyssawilson.biz

SQUAMISH

**BLACK TUSK REALTY**

ROYAL LEPAGE

**Royal LePage Black Tusk Realty - SQUAMISH, BC**

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:  
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 Royal LePage Black Tusk Realty  
 Phone: 604-815-9351  
 alyssa@blacktuskrealty.com



**Active**  
**R2729784**  
 Board: V  
 Apartment/Condo

## 408 1203 PEMBERTON AVENUE

Squamish  
 Downtown SQ  
 V8B 0J7

Residential Attached

**\$499,000** (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$499,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>1</b>	Approx. Year Built: <b>1997</b>
Frontage(feet):	Bathrooms: <b>1</b>	Age: <b>25</b>
Frontage(metres):	Full Baths: <b>1</b>	Zoning: <b>CD-2</b>
Depth / Size (ft.):	Half Baths: <b>0</b>	Gross Taxes: <b>\$1,383.71</b>
Sq. Footage: <b>0.00</b>		For Tax Year: <b>2022</b>
Flood Plain:	P.I.D.: <b>023-796-707</b>	Tax Inc. Utilities?: <b>No</b>
View: <b>Yes : TANTALUS RANGE &amp; CASTLE ROCK</b>	Tour:	
Complex / Subdiv: <b>EAGLE GROVE 55+</b>		
First Nation:		
Services Connctd: <b>Community, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

Style of Home: **End Unit, Upper Unit**  
 Construction: **Frame - Wood, Modular/Prefab**  
 Exterior: **Vinyl, Wood**  
 Foundation: **Concrete Perimeter**

Renovations:  
 # of Fireplaces: **1** R.I. Fireplaces:  
 Fireplace Fuel: **Gas - Natural**  
 Fuel/Heating: **Baseboard, Electric, Natural Gas**  
 Outdoor Area: **Balcony(s), Rooftop Deck, Sundeck(s)**  
 Type of Roof: **Asphalt, Torch-On**

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

Total Parking: Covered Parking: Parking Access: **Front, Lane**  
 Parking: **Add. Parking Avail., Open**  
 Dist. to Public Transit: **<1BLK** Dist. to School Bus: **<1KM**  
 Title to Land: **Freehold Strata**  
 Property Disc.: **Yes**  
 Fixtures Leased: **No**  
 Fixtures Rmvd: **Yes: HANGING LIGHTS IN BEDROOM & DEN**  
 Floor Finish: **Laminate, Carpet**

Legal: **STRATA LOT 61, PLAN LMS2844, DISTRICT LOT 4261, 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**

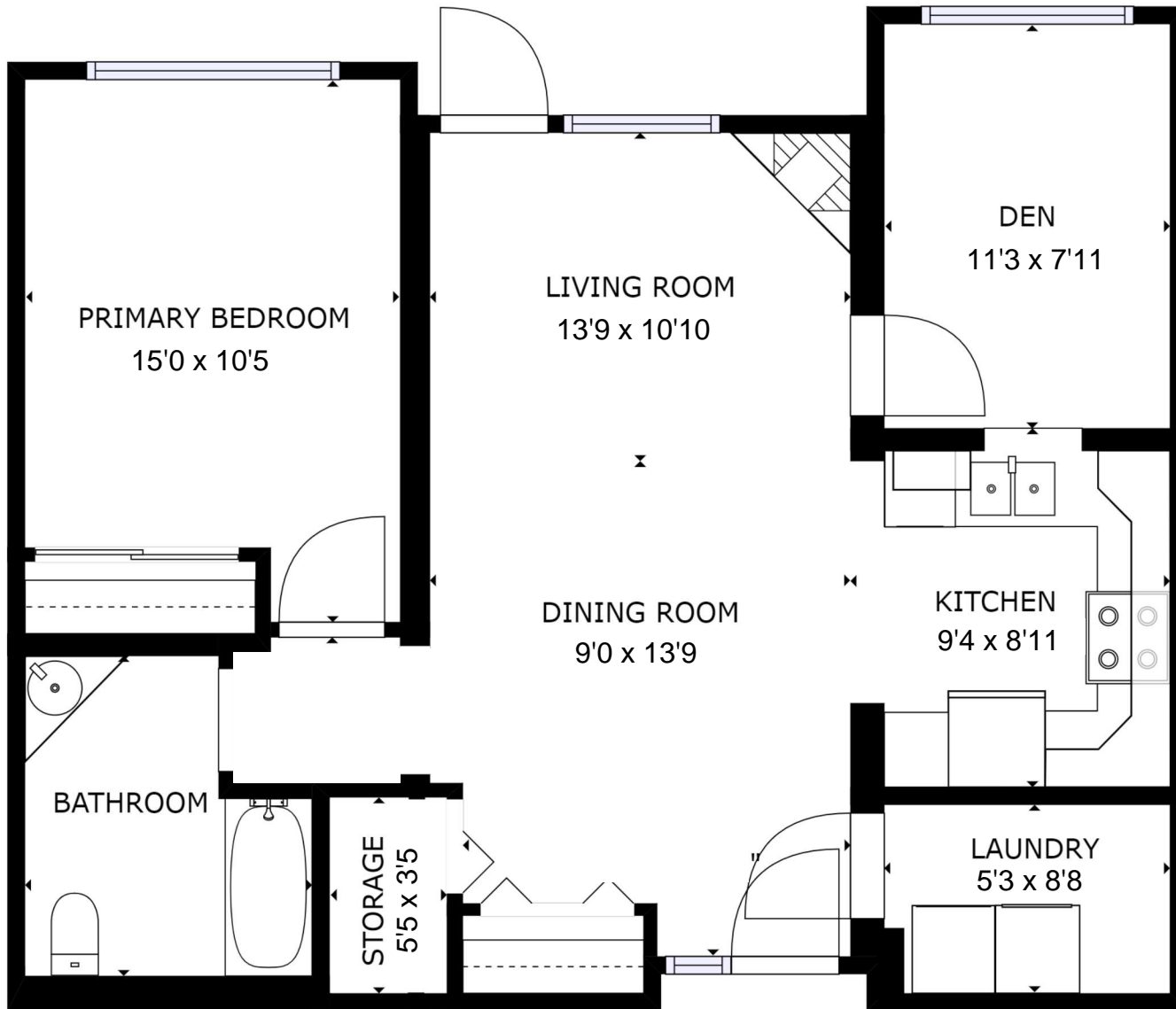
Amenities: **Bike Room, Elevator, Garden, In Suite Laundry, Wheelchair Access**

Site Influences: **Adult Oriented, Central Location, Cul-de-Sac, Marina Nearby, Retirement Community, Shopping Nearby**  
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Fireplace Insert, Intercom, Pantry, Sprinkler - Fire, Sprinkler - Inground**

Finished Floor (Main): <b>832</b>	Units in Development: <b>63</b>	Tot Units in Strata: <b>63</b>	Locker: <b>No</b>
Finished Floor (Above): <b>0</b>	Exposure:	Storeys in Building: <b>4</b>	
Finished Floor (AbvMain2): <b>0</b>	Mgmt. Co's Name: <b>DYNAMIC PROPERTY MANAGEMENT</b>	Mgmt. Co's #: <b>604-815-4654</b>	
Finished Floor (Below): <b>0</b>	Maint Fee: <b>\$385.05</b>	Council/Park Apprv?: <b>No</b>	
Finished Floor (Basement): <b>0</b>	Maint Fee Includes: <b>Garbage Pickup, Gardening, Hot Water, Management, Snow removal</b>		
Finished Floor (Total): <b>832 sq. ft.</b>			
Unfinished Floor: <b>0</b>			
Grand Total: <b>832 sq. ft.</b>	Bylaws Restrictions: <b>Age Restrictions, Pets Allowed w/Rest., Rentals Allwd w/Restrctns, Smoking</b>		
Suite: <b>None</b>	Restricted Age: <b>55+</b>	# of Pets: <b>1</b>	Cats: <b>Yes</b> Dogs: <b>Yes</b>
Basement: <b>None</b>	# or % of Rentals Allowed:		
Crawl/Bsmt. Ht:	Short Term(<1yr)Rnt/Lse Alwd?: <b>No</b>		
# of Kitchens: <b>1</b>	Short Term Lse-Details: <b>16</b>		
# of Levels: <b>1</b>			
# of Rooms: <b>6</b>			
Floor	Type	Dimensions	Bath
Main	Kitchen	9'4 x 8'11	1
Main	Living Room	22'9 x 10'10	2
Main	Master Bedroom	15'0 x 10'5	3
Main	Den	11'3 x 7'11	4
Main	Laundry	5'3 x 8'8	5
Main	Pantry	5'5 x 3'5	6
			7
			8

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

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FLOOR 1

**408 - 1203 PEMBERTON AVENUE  
EAGLE GROVE**

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.