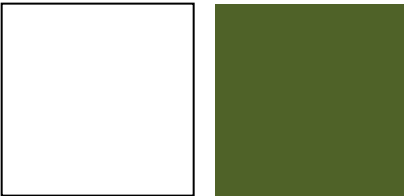
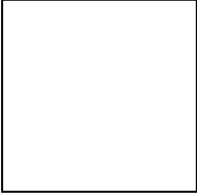
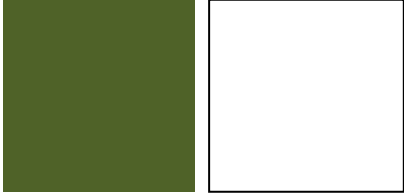


1229 Brandywine Drive

\$1,089,000



ALYSSA WILSON

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SQUAMISH

BLACK TUSK REALTY



Bright, end-unit townhouse centrally located in the highly sought-after Eaglewind community in Downtown Squamish. The spacious open concept main floor living area features a natural gas fireplace, 9' ceilings, oversized windows and front sundeck. The kitchen is tastefully equipped with stainless steel appliances, quartz counter tops, a chef's island with bar seating for 4, new pendant lighting, shaker style cabinets and a dining area that opens to the fenced back patio and yard. A great space for entertaining! Upstairs you'll find 3 bedrooms, 2 bathrooms and full-size laundry. The master bedroom hosts an ensuite with heated tile floors, double sinks, and an oversized tub and shower. The large tandem garage has plenty of space to store your vehicles and toys. An easy stroll to cafés, restaurants, breweries, schools, medical clinics, grocery stores, library and plenty of trail systems.



SCAN THE QR CODE WITH YOUR MOBILE DEVICE TO VIEW MORE INFORMATION, PHOTO'S AND TO TOUR THE HOME



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:
Alyssa Wilson
 Royal LePage Black Tusk Realty
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 alyssa@blacktuskrealty.com



Active **1229 BRANDYWINE DRIVE** Residential Attached
R2690926 Squamish **\$1,089,000 (LP)**
 Board: V Downtown SQ (SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$1,089,000**
 Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **2016**
 Frontage(feet): Bathrooms: **2** Age: **6**
 Frontage(metres): Full Baths: **2** Zoning: **CD-2**
 Depth / Size (ft.): Half Baths: **0** Gross Taxes: **\$3,090.96**
 Sq. Footage: **0.00** For Tax Year: **2021**
 Flood Plain: P.I.D.: **029-832-071** Tax Inc. Utilities?: **No**
 View: **Yes : COAST MOUNTAINS** Tour: **Virtual Tour URL**
 Complex / Subdiv: **THE FALLS AT EAGLEWIND**
 Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Water**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **3 Storey, End Unit** Total Parking: **2** Covered Parking: **2** Parking Access: **Front**
 Construction: **Concrete Frame, Frame - Wood** Parking: **Garage; Double, Visitor Parking**
 Exterior: **Concrete, Fibre Cement Board** Dist. to Public Transit: **<1KM** Dist. to School Bus: **<1KM**
 Foundation: **Concrete Perimeter** Title to Land: **Freehold Strata** Property Disc.: **Yes**
 Renovations: Reno. Year: Fixtures Leased: **No**
 # of Fireplaces: **1** R.I. Fireplaces: Rain Screen: Fixtures Rmvd: **No**
 Fireplace Fuel: **Gas - Natural** Metered Water: **No** Floor Finish: **Laminate, Tile, Carpet**
 Fuel/Heating: **Baseboard, Electric, Natural Gas** R.I. Plumbing: **No**
 Outdoor Area: **Fenced Yard, Patio(s) & Deck(s)**
 Type of Roof: **Asphalt**

Legal: **STRATA LOT 9, PLAN EPS3517, 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 V**

Amenities: **Garden, Playground, Tennis Court(s)**
 Site Influences: **Central Location, Marina Nearby, Recreation Nearby, Shopping Nearby**
 Features: **CltHwsh/Dryr/Frdg/Stve/DW, Fireplace Insert, Garage Door Opener, Smoke Alarm, Sprinkler - Fire, Vacuum - Built In**

Finished Floor (Main): 603	Units in Development:	Tot Units in Strata: 40	Locker: No
Finished Floor (Above): 661	Exposure:	Storeys in Building: 3	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: DYNAMIC PROPERTY MGMT	Mgmt. Co's #: 604-815-4654	
Finished Floor (Below): 81	Maint Fee: \$276.27	Council/Park Apprv?: No	
Finished Floor (Basement): 0	Maint Fee Includes: Gardening, Management		
Finished Floor (Total): 1,345 sq. ft.			
Unfinished Floor: 0	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allwd w/Restrctns		
Grand Total: 1,345 sq. ft.	Restricted Age:	# of Pets: 2	Cats: Yes Dogs: Yes
Suite:	# or % of Rentals Allowed:		
Basement: None	Short Term (<1yr)Rnt/Lse Alwd?: No		
Crawl/Bsmt. Ht: # of Levels: 3	Short Term Lse-Details:		
# of Kitchens: 1	# of Rooms: 7		

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	19'11 x 15'2			x	1	Above	5	Yes
Main	Kitchen	12'5 x 10'11			x	2	Above	4	No
Main	Dining Room	12'5 x 8'5			x	3			
Main	Master Bedroom	12'5 x 13'11			x	4			
Above	Bedroom	8'11 x 11'7			x	5			
Above	Bedroom	8'4 x 11'7			x	6			
Below	Foyer	3'11 x 7'7			x	7			
					x	8			

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

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