

GAVIN HUGHES

REAL ESTATE TEAM

 LOVE YOUR NEIGHBOURHOOD



1103 - 235 KEITH RD
CEDARDALE | WEST VANCOUVER
\$999,000

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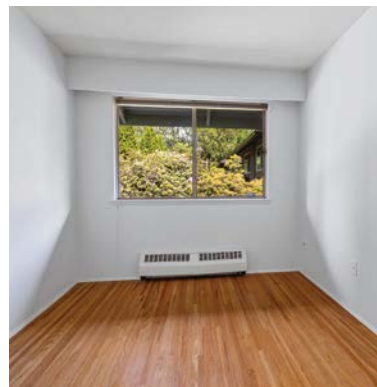
FOR MORE INFO AND ADDITIONAL MEDIA:
www.gavinhughes.ca



OAKWYNREALTY



Huge potential for this spacious floorplan located in a park-like natural setting yet not far from amenities.



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\$999,000 | WEST VANCOUVER

Great value for a 3BR/2BA family home or spacious downsizer! This bright and spacious townhome is located in Spuraway Gardens, an 8 acre complex on the West side of the Capilano River. The unit features an eating area off the kitchen, hardwood floors, with an open plan dining / living area leading to a large southwest facing balcony great for sunny afternoons. Living room has a wood fireplace perfect for cozy winter nights. Half bathroom on the main, plus a full bathroom with shower and tub upstairs. Three generous bedrooms upstairs with laundry room on same floor. Complex feels like a resort with a large clubhouse, tennis courts and outdoor swimming pool. Walk the gardens of the complex, or venture the trails up the Capilano River or down to Park Royal. Transit shuttle to complex!

HIGHLIGHTS

- Hardwood floors
- Wood burning fireplace
- Large west facing balcony
- Crown mouldings
- Millwork details
- Kitchen eating area
- Spacious kitchen
- Powder on main floor
- Three bedrooms up
- Recently painted
- Natural setting
- Laundry room
- Spacious bathroom
- Outdoor pool in complex

SPECS

Main Floor:	735 sq. ft.
Above Main Floor:	716 sq. ft.
Total Finished Area:	1,451 sq. ft.
Balcony:	143 sq. ft.
Bedrooms:	3 up
Bathrooms:	1 full, 1 half
Parking:	1 covered, 1 open
Features:	Clothes Washer/Dryer Fridge/Stove/DW
Style of Home:	2 Storey Townhome
Construction:	Wood Frame
Title:	Freehold Strata
Taxes:	\$2,372.75 (2023)
Maintenance Fee:	\$1,000.61
Foundation:	Concrete Perimeter
Restrictions:	No short term rentals, No pets
Amenities:	Gardens, Pool (outdoor), Clubhouse

SCHOOLS & AMENITIES

- Westcot Elementary
- Sentinel Secondary School
- West Vancouver Secondary
- Park Royal
- Loblaws
- Whole Foods
- Cineplex Cinemas
- Capilano Mall
- Capilano River
- East access to transit
- Close to Highway 1
- 20 Min. to DT Vancouver

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WEST VANCOUVER, BC

3 BEDROOMS + 1 1/2 BATHROOMS

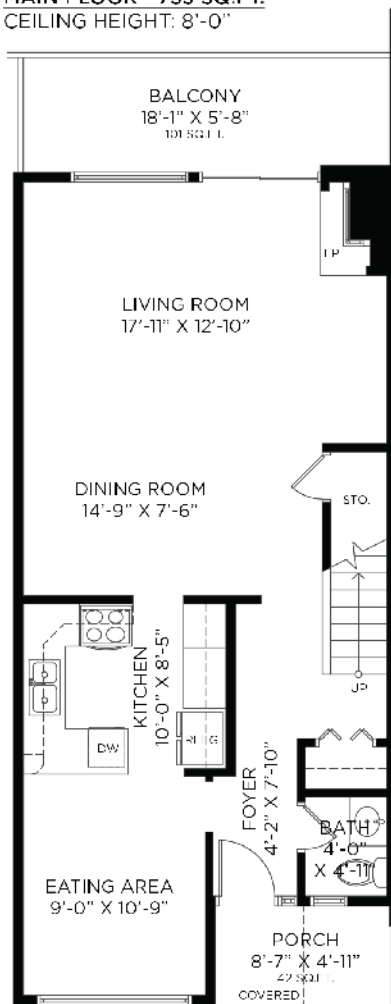
MAIN FLOOR: 735 SQ.FT.

UPPER FLOOR: 716 SQ.FT.

TOTAL INTERIOR: 1,451 SQ.FT.

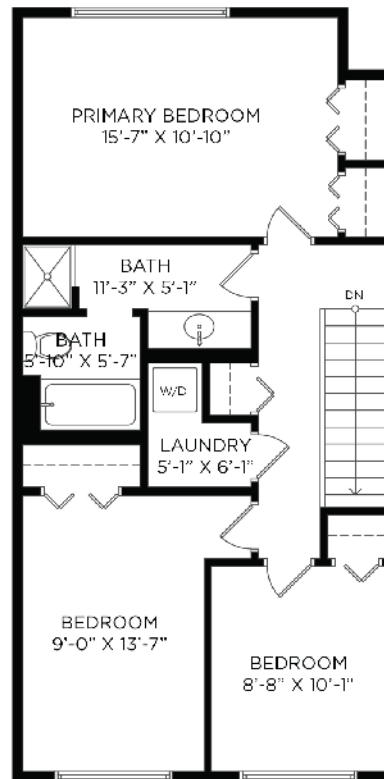
EXTERIOR LIVING: 143 SQ.FT.

MAIN FLOOR - 735 SQ.FT.
CEILING HEIGHT: 8'-0"



ENTRANCE

UPPER FLOOR - 716 SQ.FT.
CEILING HEIGHT: 8'-0"



Floor plan not suitable for architectural/construction purposes. ANSI Z 90.52 used to calculate square footage. Buyer to verify. EGC insured to \$1,000,000.

OPTIMUM
FLOOR PLAN DESIGNS

The enclosed information while deemed to be correct, is not guaranteed.
Gavin Hughes, Personal Real Estate Corporation

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