

427 - 40437 Tantalus Road \$669,000



ALYSSA WILSON

Licensed Realtor® with
Royal LePage Black Tusk Realty



604.815.9351

alyssa@blacktuskrealty.com
www.alyssawilson.biz

SQUAMISH

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Presented by:
Alyssa Wilson

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

alyssa@blacktuskrealty.com



Active
R2965934
Board: V
Apartment/Condo

427 40437 TANTALUS ROAD

Squamish
Tantalus
VON 1T0

Residential Attached

\$669,000 (LP)

(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: \$669,000
Meas. Type: Feet	Bedrooms: 2	Approx. Year Built: 2006
Frontage(feet):	Bathrooms: 1	Age: 19
Frontage(metres):	Full Baths: 1	Zoning: CD-27
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$2,292.45
Sq. Footage: 0.00		For Tax Year: 2024
Flood Plain:	P.I.D.: 026-578-964	Tax Inc. Utilities?: No
View: Yes :Tantalus Range		Tour:
Complex / Subdiv: Spectacle		
First Nation		
Services Connctd: Electricity, Sanitary Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **Penthouse, Upper Unit**
Construction: **Frame - Wood**
Exterior: **Fibre Cement Board, Mixed, Stone**
Foundation: **Concrete Perimeter**

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

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

Total Parking: **1** Covered Parking: **1** Parking Access: **Rear**
Parking: **Carport; Single**
Dist. to Public Transit: **<1 BLK** Dist. to School Bus: **<1 KM**
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Laminate, Other, Tile**

Legal: **STRATA LOT 85, 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: **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, Intercom, Microwave, Smoke Alarm, Sprinkler - Fire**

Finished Floor (Main): **901**
Finished Floor (Above): **0**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **901 sq. ft.**
Unfinished Floor: **0**
Grand Total: **901 sq. ft.**

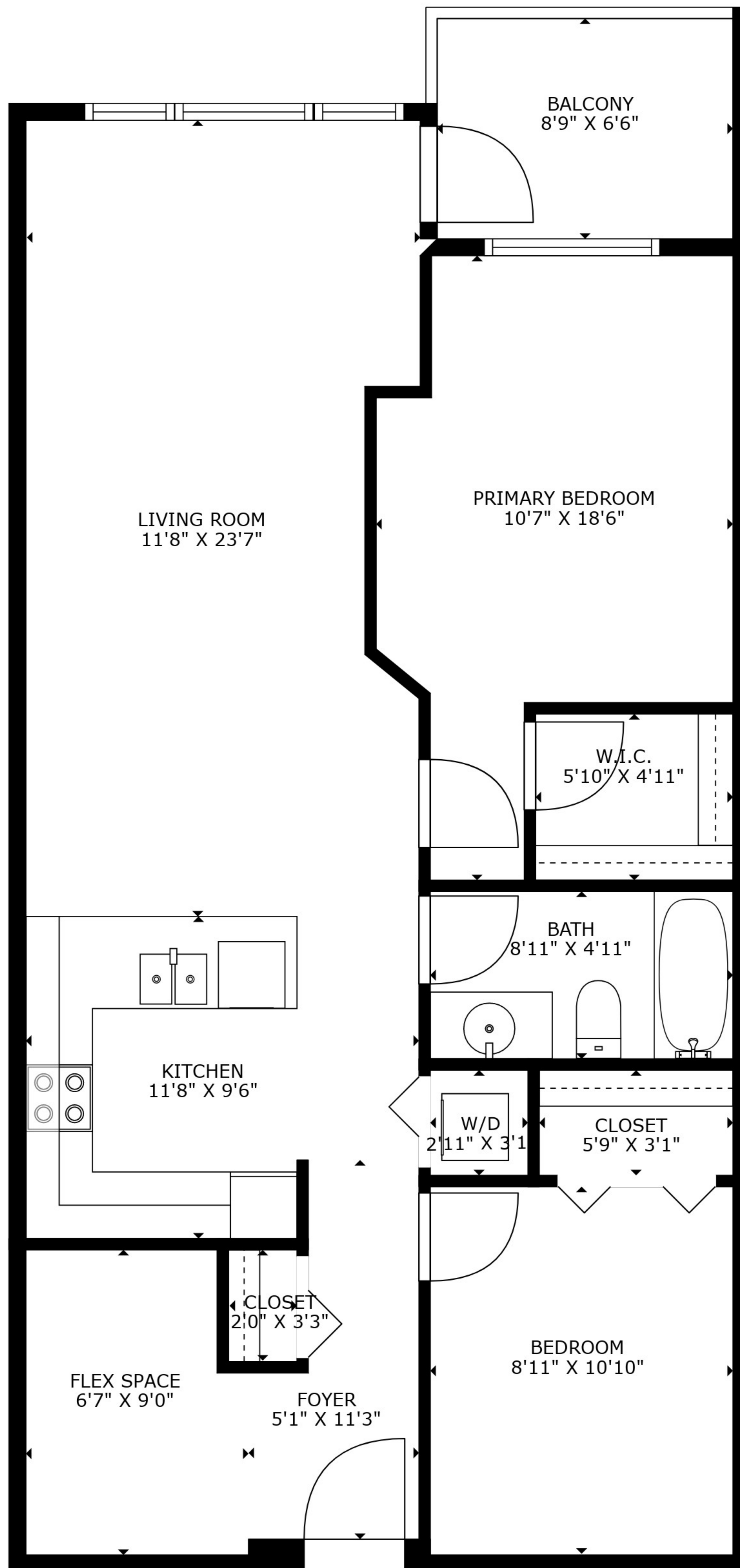
Suite: **None**
Basement:**None**
Crawl/Bsmt. Ht: # of Levels: **1**
of Kitchens: **1** # of Rooms: **7**

Units in Development:
Exposure:
Mgmt. Co's Name: **Associa Property Management**
Maint Fee: **\$463.43**
Maint Fee Includes: **Garbage Pickup, Gardening, Hot Water, Management, Snow removal**
Tot Units in Strata:
Storeys in Building:
Mgmt. Co's #: **604-815-4654**
Council/Park Apprv?: **No**
Locker: **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	Kitchen	11'8 x 9'6			x	1	Main	4	Yes
Main	Dining Room	11'8 x 7'7			x	2			
Main	Living Room	11'8 x 16'			x	3			
Main	Primary Bedroom	10'7 x 18'6			x	4			
Main	Walk-In Closet	5'10 x 4'11			x	5			
Main	Bedroom	8'11 x 10'10			x	6			
Main	Den	6'7 x 9'			x	7			
					x	8			

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

Experience stunning panoramic views of the Tantalus Range from this top-floor Spectacle unit. This spacious 2-bedroom + den home boasts an open-concept layout perfect for entertaining, featuring over height ceilings, laminate flooring, and large picture windows that flood the space with natural light. The kitchen is equipped with an updated stove and dishwasher, complemented by a full-size washer and dryer. Enjoy the convenience of a covered parking spot, in-suite laundry, and a den ideal for storage or a home office. Additional amenities include a gym and bike room. Ideally located within walking distance of trails, shopping, schools, cafes, restaurants, and the Squamish Valley Golf Course.



TOTAL: 849 sq. ft
 FLOOR 1: 849 sq. ft
 EXCLUDED AREAS: BALCONY: 57 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.

