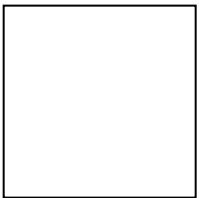
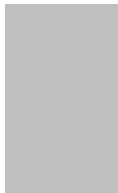
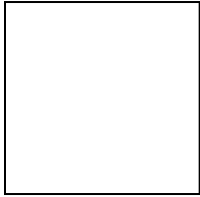


415 - 1150 BAILEY STREET

\$744,900



ALYSSA WILSON

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Scan the QR code with your mobile device to
take a tour, view photo's, download floor plans
and feature sheets

Or visit...

www.alyssawilson.biz/415-1150-bailey





415 - 1150 BAILEY STREET PARKHOUSE

FEATURES & AMENITIES

CAPTIVATING EXTERIORS

- 4 storey wood frame construction
- Balconies offering breath-taking views available with every suite
- Exterior finishings including hardie plank siding and trims with prominent use of natural stone to blend with natural environment

RICH AND CONTEMPORARY INTERIORS

- Your choice of two designer selected colour and finish palettes:
Cheekeye: A warm palette of neutral earth-toned finishings, with two choices of kitchen backsplash and counter colour schemes
Chief: A crisp and modern palette of white and stone coloured finishings, with European porcelain tile accents
- A variety of flexible floor plans ranging from 500 to 1257 square feet to fit your lifestyle
- 9' ceilings throughout, giving all areas of your home an open and spacious feeling
- Expansive windows overlooking the surrounding natural landscapes
- Easy to maintain laminate hardwood flooring throughout entry, kitchen, dining, living and den areas
- Richly textured carpeting in bedrooms
- Spacious master suite with walk-in-closet with select floor plans
- Large windows ensure abundant natural light
- Energy efficient front load washer and dryer with every home

EUROPEAN STYLE KITCHENS

- Cabinetry as per the CHEEKEYE or CHIEF scheme, with soft close hardware and elegant cabinet pulls
- Innovative kitchen design with upper wall cabinets for extra storage
- Undermount stainless steel sink with brushed satin finish, featuring a contemporary polished chrome faucet with jet pull-down spray
- Engineered quartz countertops
- Energy efficient, stainless steel kitchen appliance package including:
over-the-range microwave hood fan combination, super capacity dishwasher, top mount fridge, and self-clean range with built in oven and ceramic glass cooktop

EXQUISITE BATHROOMS

- Contemporary porcelain tile floor throughout all bathrooms
- Elongated bathroom mirrors with built in medicine cabinet
- Polished chrome fixtures throughout
- Marble countertops in ensuite with ceramic tiling and marble tile accents
- Five piece ensuites featuring dual sinks, soaker tub and large walk-in shower in certain plans
- Dual flush bathroom toilet
- Stylish rain showerhead

NATURAL LANDSCAPING

- Large common amenity patio with contemporary furnishings and a gazebo for entertaining guests
- Privacy planting around each patio
- Convenient downtown location, nestled between parkland and a natural estuary, providing privacy and stunning natural surroundings

PEACE OF MIND

- Rain screen construction technology and protection
- Secured underground parking and elevator access for residents
- Access granted to building through secured, electronic phone
- Hard wired in-suite smoke detectors and sprinklers
- 2-5-10 years warranty coverage provided by National Home Warranty

ADDITIONAL FEATURES & AMENITIES

- Amenity room with a fully equipped kitchen and an 84" high definition television for entertaining guests, hosting meetings, or watching the big game!
- Pre-wiring in all suites for cable and high speed internet access
- Energy efficient double glazed vinyl frame windows with Low-E coating

**PARK
HOUSE**
condominiums



Photos of 415 - 1150 BAILEY STREET



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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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Active
R2965790
Board: V
Apartment/Condo

415 1150 BAILEY STREET

Squamish
Downtown SQ
V8B 0R4

Residential Attached

\$744,900 (LP)
(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: \$744,900
Meas. Type: Feet	Bedrooms: 2	Approx. Year Built: 2017
Frontage(feet):	Bathrooms: 1	Age: 8
Frontage(metres):	Full Baths: 1	Zoning: CD-51
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$2,375.32
Sq. Footage: 0.00		For Tax Year: 2024
Flood Plain:	P.I.D.: 030-041-619	Tax Inc. Utilities?: No
View: Yes :Squamish Chief		Tour:
Complex / Subdiv: Parkhouse		
First Nation:		
Services Connctd: Electricity, Sanitary Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

Renovations:
of Fireplaces: R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **Sundeck(s)**
Type of Roof: **Asphalt, Fibreglass**

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

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

Legal: **STRATA LOT 49, PLAN EPS3354, 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: **Elevator, In Suite Laundry, Storage, Wheelchair Access**

Site Influences: **Central Location, Marina Nearby, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Intercom, Microwave, Smoke Alarm, Sprinkler - Fire**

Finished Floor (Main): 757	Units in Development: 65	Tot Units in Strata: 65	Locker: Yes
Finished Floor (Above): 0	Exposure:	Storeys in Building: 5	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: Dynamic Property Mgmt	Mgmt. Co's #: 604-815-4651	
Finished Floor (Below): 0	Maint Fee: \$419.53	Council/Park Apprv?: No	
Finished Floor (Basement): 0	Maint Fee Includes: Garbage Pickup, Gardening, Management, Snow removal		
Finished Floor (Total): 757 sq. ft.			
Unfinished Floor: 0			
Grand Total: 757 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allwd w/Restrctns, Smoking Restrictions		
Suite: None	Restricted Age:	# of Pets: 2	Cats: Yes Dogs: Yes
Basement: None	# or % of Rentals Allowed:		
Crawl/Bsmt. Ht: # of Levels: 1	Short Term(<1yr)Rnt/Lse Alwd?: No		
# of Kitchens: 1	Short Term Lse-Details:		

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Kitchen	12'5 x 10'1			x	1	Main	4	Yes
Main	Living Room	12'5 x 10'2			x	2			
Main	Primary Bedroom	11'10 x 13'2			x	3			
Main	Walk-In Closet	4'11 x 6'			x	4			
Main	Bedroom	11'10 x 8'9			x	5			
Main	Den	8'1 x 6'4			x	6			
					x	7			
					x	8			

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

This meticulously maintained 4th-floor Parkhouse apartment features 2 bedrooms plus a den, offering stunning unobstructed views of the Squamish Chief and surrounding mountains from the balcony, living room, and primary bedroom. The stylish 'Cheekeye' color palette highlights natural earth tones, with sustainable quartz countertops, stainless steel appliances, a soaker tub with a rainhead, front loading washer and dryer, and porcelain tiles. The expansive living room windows flood the space with natural light, framing the breathtaking mountain scenery. The Parkhouse complex also offers a large communal patio with a gazebo and BBQ, plus an amenity/games room with an 84" TV- perfect for entertaining or hosting meetings. Secure, underground parking stall and storage locker is included.