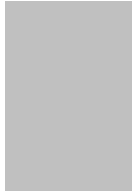
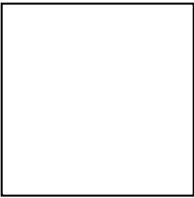
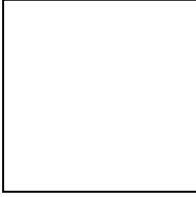


38332 EAGLEWIND BOULEVARD \$985,000



Welcome to this bright and clean, 3 bedroom, 2 bathroom townhouse in The Streams at Eaglewind. The main floor features a modern kitchen with a chef's island, quartz counters, shaker style cabinets, stainless steel appliances and a nice dining space with doors to the back patio and fenced back yard. The open living room is equipped with a cozy natural gas fireplace with storage. Upstairs you'll find the primary bedroom with 4pc ensuite, 2 additional bedrooms and a second 4pc bathroom. Updated flooring, 9' ceilings and E & W exposure gives the home a light and airy feel. Downstairs is the 2 car tandem garage with room for all your gear. Steps away from everything Downtown Squamish has to offer including extensive trail systems, farmers market, schools, grocery and restaurants.

ALYSSA WILSON

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with Royal LePage Black Tusk Realty



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SQUAMISH

BLACK TUSK REALTY



SCAN TO VIEW MORE INFORMATION,
PHOTO'S AND TO TOUR THE HOME



...OR HEAD TO
www.alyssawilson.biz/38332-eaglewind



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
Phone: 604-815-9351

alyssa@blacktuskrealty.com



Active
R2928014

Board: V
Townhouse

38332 EAGLEWIND BOULEVARD

Squamish
Downtown SQ
V8B 0R8

Residential Attached

\$985,000 (LP)

(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: \$999,000
Meas. Type: Feet	Bedrooms: 3	Approx. Year Built: 2014
Frontage(feet):	Bathrooms: 2	Age: 10
Frontage(metres):	Full Baths: 2	Zoning: CD-2
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$3,173.91
Sq. Footage: 0.00	P.I.D.: 029-380-197	For Tax Year: 2023
Flood Plain:	View: Yes : Mountains	Tax Inc. Utilities?: No
Complex / Subdiv: Streams at Eaglewind	Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Water	Tour:
First Nation:	Sewer Type: City/Municipal	Water Supply: City/Municipal

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Fibre Cement Board, Wood**
Foundation: **Concrete Slab**

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Gas - Natural**
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **Fenced Yard, Sundeck(s)**
Type of Roof: **Asphalt**

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

Total Parking: **2** Covered Parking: **2** Parking Access: **Front**
Parking: **Grg/Double Tandem**
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, Tile**

Legal: **STRATA LOT 46, PLAN BCS3270, 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: **None**

Site Influences: **Central Location, Marina Nearby, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Microwave**

Finished Floor (Main): **593**
Finished Floor (Above): **664**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **79**
Finished Floor (Basement): **0**
Finished Floor (Total): **1,336 sq. ft.**
Unfinished Floor: **0**
Grand Total: **1,336 sq. ft.**

Units in Development: **5**
Exposure:
Mgmt. Co's Name: **Dynamic Property ManagementLtd**
Maint Fee: **\$413.45**
Maint Fee Includes: **Gardening**

Tot Units in Strata: **50** Locker: **No**
Storeys in Building: **3**
Mgmt. Co's #: **604-815-4654**
Council/Park Apprv?: **No**

Suite:
Basement: **None**
Crawl/Bsmt. Ht: # of Levels: **3**
of Kitchens: **1** # of Rooms: **7**

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allwd w/Restrctns**
Restricted Age: # of Pets: **2** Cats: **Yes** Dogs: **Yes**
or % of Rentals Allowed: **100%**
Short Term (<1yr)Rnt/Lse Alwd?: **No**
Short Term Lse-Details:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Below	Living Room	15'5 x 19'1			x	1	Above	4	Yes
Main	Kitchen	11'9 x 12'4			x	2	Above	4	Yes
Main	Dining Room	11'9 x 8'8			x	3			
Above	Primary Bedroom	12'1 x 10'4			x	4			
Above	Bedroom	10' x 10'3			x	5			
Above	Bedroom	8'8 x 10'10			x	6			
Below	Foyer	4'4 x 6'9			x	7			
					x	8			

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

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