



#702 – 555 13th Street Offered at \$898,000

This gorgeous Ambleside apartment has undergone a complete renovation. Features include 1,034 sq. ft. of living space, 2 bedrooms, 2 bathrooms, quality finishings throughout the renovations to kitchen, bathrooms, flooring and too much more to list. Truly an incredible opportunity to live in this amazing location just steps to parks, schools and Park Royal Shopping. A prestigious neighbourhood near the exclusive Grosvenor. Amenities include indoor pool, games room and penthouse lounge with dramatic views for entertaining.



ERIC CHRISTIANSEN
eric@ericchristiansen.com

604-312-9999
2479 BELLEVUE AVE, WEST VANCOUVER, BC V7V 1E1

Active
R2697648
 Board: V
 Apartment/Condo

702 555 13TH STREET

West Vancouver
 Ambleside
 V7T 2N8

Residential Attached

\$898,000 (LP) 
 (SP) 



Sold Date: _____ If new, GST/HST inc?: _____ Original Price: **\$898,000**
 Meas. Type: **Feet** Bedrooms: **2** Approx. Year Built: **1973**
 Frontage(feet): _____ Bathrooms: **2** Age: **49**
 Frontage(metres): _____ Full Baths: **1** Zoning: **RM2**
 Depth / Size (ft.): _____ Half Baths: **1** Gross Taxes: **\$2,227.58**
 Sq. Footage: **0.00** P.I.D.: **003-955-729** For Tax Year: **2021**
 Flood Plain: _____ View: **Yes :gorgeous city & water views** Tax Inc. Utilities?: _____
 Complex / Subdiv: **Parkview Towers** Tour: _____
 Services Connctd: **Electricity, Natural Gas, Water**
 Sewer Type: _____ Water Supply: **City/Municipal**

Style of Home: **Corner Unit**
 Construction: **Concrete**
 Exterior: **Concrete**
 Foundation: **Concrete Perimeter**

Renovations: **Completely**
 # of Fireplaces: **1** R.I. Fireplaces: _____
 Fireplace Fuel: **Electric**
 Fuel/Heating: **Baseboard, Hot Water**
 Outdoor Area: **Balcony(s)**
 Type of Roof: **Torch-On**

Reno. Year: **2018**
 Rain Screen: _____
 Metered Water: _____
 R.I. Plumbing: _____

Total Parking: **1** Covered Parking: **1** Parking Access: **Side**
 Parking: **Garage Underbuilding**
 Dist. to Public Transit: **Near** Dist. to School Bus: **Near**
 Title to Land: **Freehold Strata**
 Property Disc.: **Yes**
 Fixtures Leased: **No** :
 Fixtures Rmvd: **No** :
 Floor Finish: **Laminate, Tile**

Legal: **STRATA LOT 40, PLAN VAS395, DISTRICT LOT 237, 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: **Club House, Pool; Indoor, Sauna/Steam Room, Shared Laundry, Storage, Tennis Court(s)**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
 Features: **Dishwasher, Microwave, Refrigerator, Stove**

Finished Floor (Main): **1,034**
 Finished Floor (Above): **0**
 Finished Floor (AbvMain2): **0**
 Finished Floor (Below): **0**
 Finished Floor (Basement): **0**
 Finished Floor (Total): **1,034 sq. ft.**
 Unfinished Floor: **0**
 Grand Total: **1,034 sq. ft.**

Units in Development: **80**
 Exposure: _____
 Mgmt. Co's Name: **C&C Property Group**
 Maint Fee: **\$773.29**
 Maint Fee Includes: **Caretaker, Garbage Pickup, Gardening, Gas, Heat, Hot Water, Management, Recreation Facility, Snow removal, Water**
 Tot Units in Strata: _____ Locker: **Yes**
 Stores in Building: **14**
 Mgmt. Co's #: **604-987-9040**
 Council/Park Apprv?: _____

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

Bylaws Restrictions: **Pets Not Allowed, Rentals Not Allowed**
 Restricted Age: _____ # of Pets: _____ Cats: _____ Dogs: _____
 # 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 | Living Room | 21'5 x 12'10 | | | x | 1 | Main | 4 | No |
| Main | Dining Room | 9'5 x 9'0 | | | x | 2 | Main | 2 | Yes |
| Main | Kitchen | 12'0 x 9'5 | | | x | 3 | | | |
| Main | Master Bedroom | 13'9 x 10'2 | | | x | 4 | | | |
| Main | Bedroom | 10'4 x 9'4 | | | x | 5 | | | |
| Main | Foyer | 9'8 x 3'10 | | | x | 6 | | | |
| Main | Solarium | 12'1 x 4'10 | | | x | 7 | | | |
| | | x | | | x | 8 | | | |

Listing Broker(s): **Bellevue Realty Group**

Bellevue Realty Group

Full video tour at www.ericchristiansen.com

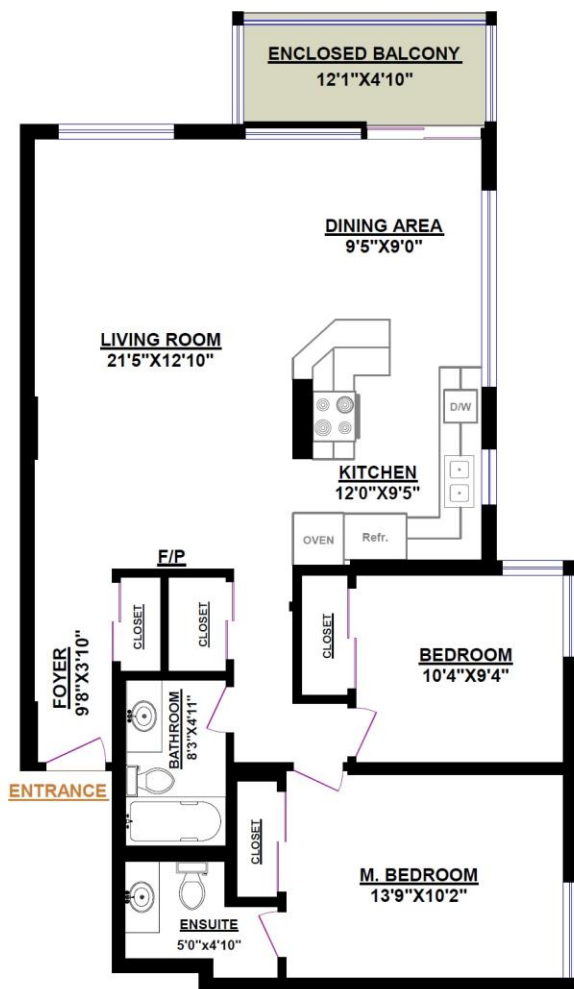
All information contained herein is deemed to be accurate but should not be relied upon without verification.



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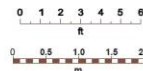
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**#702 - 555 13TH STREET
WEST VANCOUVER**

| TOTALS | |
|--------------------|--------------|
| Main Floor*: | 1,034 sq.ft. |
| OTHER AREAS: | |
| Enclosed Balcony*: | 68 sq.ft. |

* Measured to exterior of walls and to the middle of the common walls
 * These measurements are not taken from the Strata Plan.



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