



#204 – 1406 Marine Drive Offered at \$1,298,000

Enjoy this spacious 1,536 sq. ft. 2 bedroom, 2 bathroom home situated in the heart of Ambleside just steps from the waterfront and all the restaurants of the Grosvenor. The room has been converted into a live/work office and one bedroom apartment but is ready for your renovation ideas and can very easily be converted back to a 2 bedroom home. The spacious east facing deck has views of the water and Ambleside Park. A must see and exceptional value.



ERIC CHRISTIANSEN
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2479 BELLEVUE AVE, WEST VANCOUVER, BC V7V 1E1

Active
R2724467
 Board: V
 Apartment/Condo

204 1406 MARINE DRIVE

West Vancouver
 Ambleside
 V7T 1B7

Residential Attached

\$1,298,000 (LP)(SP) 

Sold Date: If new, GST/HST inc?: Original Price: **\$1,298,000**
 Meas. Type: **Feet** Bedrooms: **2** Approx. Year Built: **1992**
 Frontage(feet): Bathrooms: **2** Age: **30**
 Frontage(metres): Full Baths: **2** Zoning: **AC1**
 Depth / Size (ft.): Half Baths: **0** Gross Taxes: **\$3,090.22**
 Sq. Footage: **0.00** For Tax Year: **2022**
 Flood Plain: P.I.D.: **017-913-071** Tax Inc. Utilities?:
 View: **Yes : mountain and water views** Tour: **Virtual Tour URL**
 Complex / Subdiv: **ParkWest**
 First Nation Reserve:
 Services Connctd: **Electricity, Natural Gas, Water**
 Sewer Type: Water Supply: **City/Municipal**

Style of Home: **1 Storey, Corner Unit**
 Construction: **Frame - Wood**
 Exterior: **Concrete, Stucco**
 Foundation: **Concrete Perimeter**

Renovations:
 # of Fireplaces: **1** R.I. Fireplaces:
 Fireplace Fuel: **Gas - Natural**
 Fuel/Heating: **Baseboard, Electric**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
 Type of Roof: **Torch-On**

Reno. Year:
 Rain Screen:
 Metered Water:
 R.I. Plumbing:

Total Parking: **1** Covered Parking: **1** Parking Access: **Lane**
 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: **Tile, Wall/Wall/Mixed**

Legal: **STRATA LOT 2, PLAN LMS532, 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: **Elevator, In Suite Laundry**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby, Ski Hill Nearby**
 Features: **Compactor - Garbage, Dishwasher, Refrigerator, Stove**

Finished Floor (Main): **1,536**
 Finished Floor (Above): **0**
 Finished Floor (AbvMain2): **0**
 Finished Floor (Below): **0**
 Finished Floor (Basement): **0**
 Finished Floor (Total): **1,536 sq. ft.**
 Unfinished Floor: **0**
 Grand Total: **1,536 sq. ft.**

Units in Development:
 Exposure:
 Mgmt. Co's Name: **Ascent Real Estate Management**
 Maint Fee: **\$773.90**
 Maint Fee Includes: **Garbage Pickup, Gardening, Management, Sewer, Water**

Tot Units in Strata: **9** Locker: **No**
 Storeys in Building: **3**
 Mgmt. Co's #: **604-431-1800**
 Council/Park Apprv?:

Suite:
 Basement: **None**
 Crawl/Bsmt. Ht: **# of Levels: 1**
 # of Kitchens: **1** # of Rooms: **6**

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Not Allowed**
 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	Living Room	20'10 x 193'8			x	1	Main	3	No
Main	Dining Room	12'2 x 8'5			x	2	Main	5	Yes
Main	Kitchen	18'0 x 9'9			x	3			
Main	Master Bedroom	14'10 x 1'11			x	4			
Main	Bedroom	12'4 x 11'6			x	5			
Main	Foyer	12'3 x 9'0			x	6			
		x			x	7			
		x			x	8			

Listing Broker(s): **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.

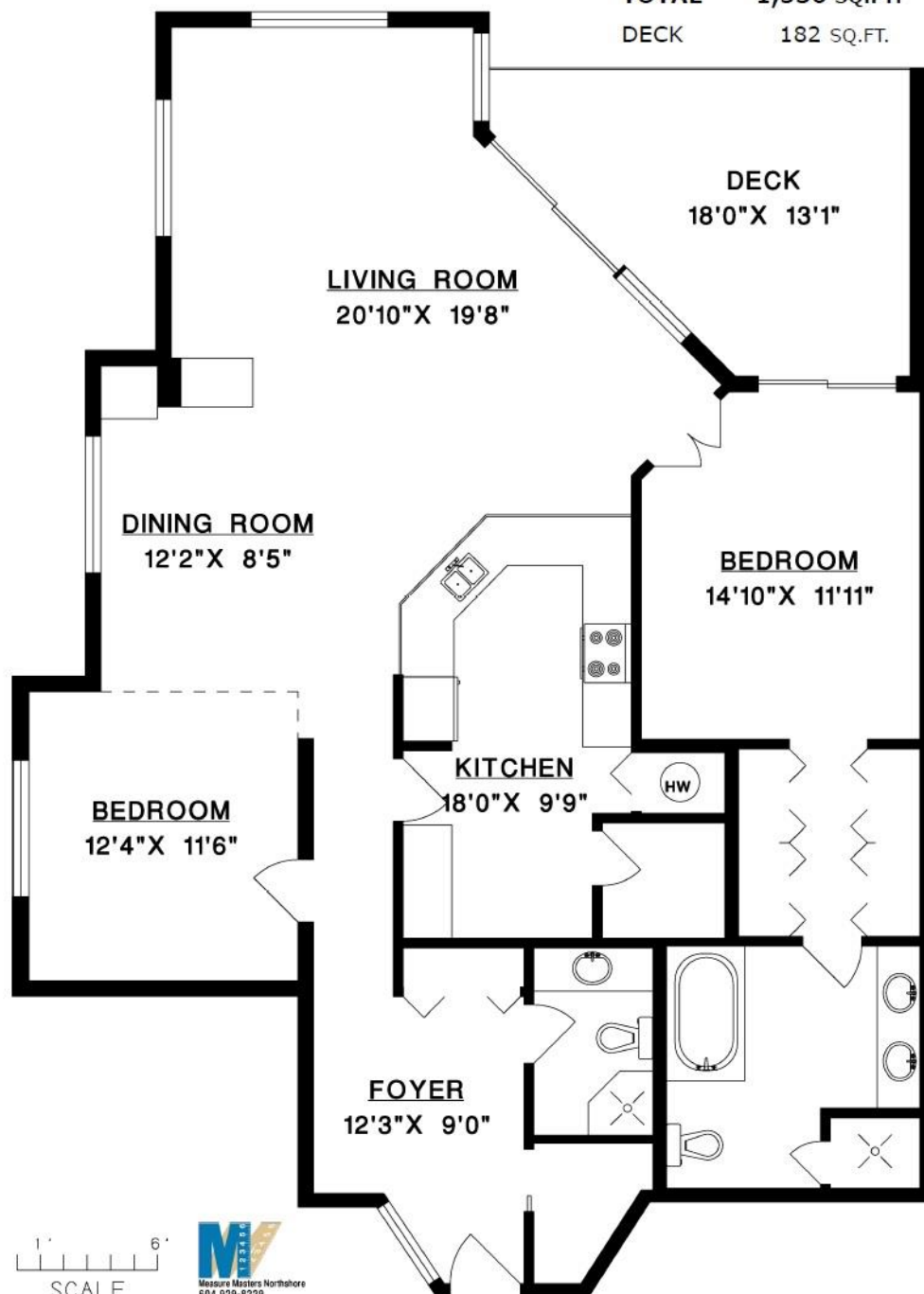
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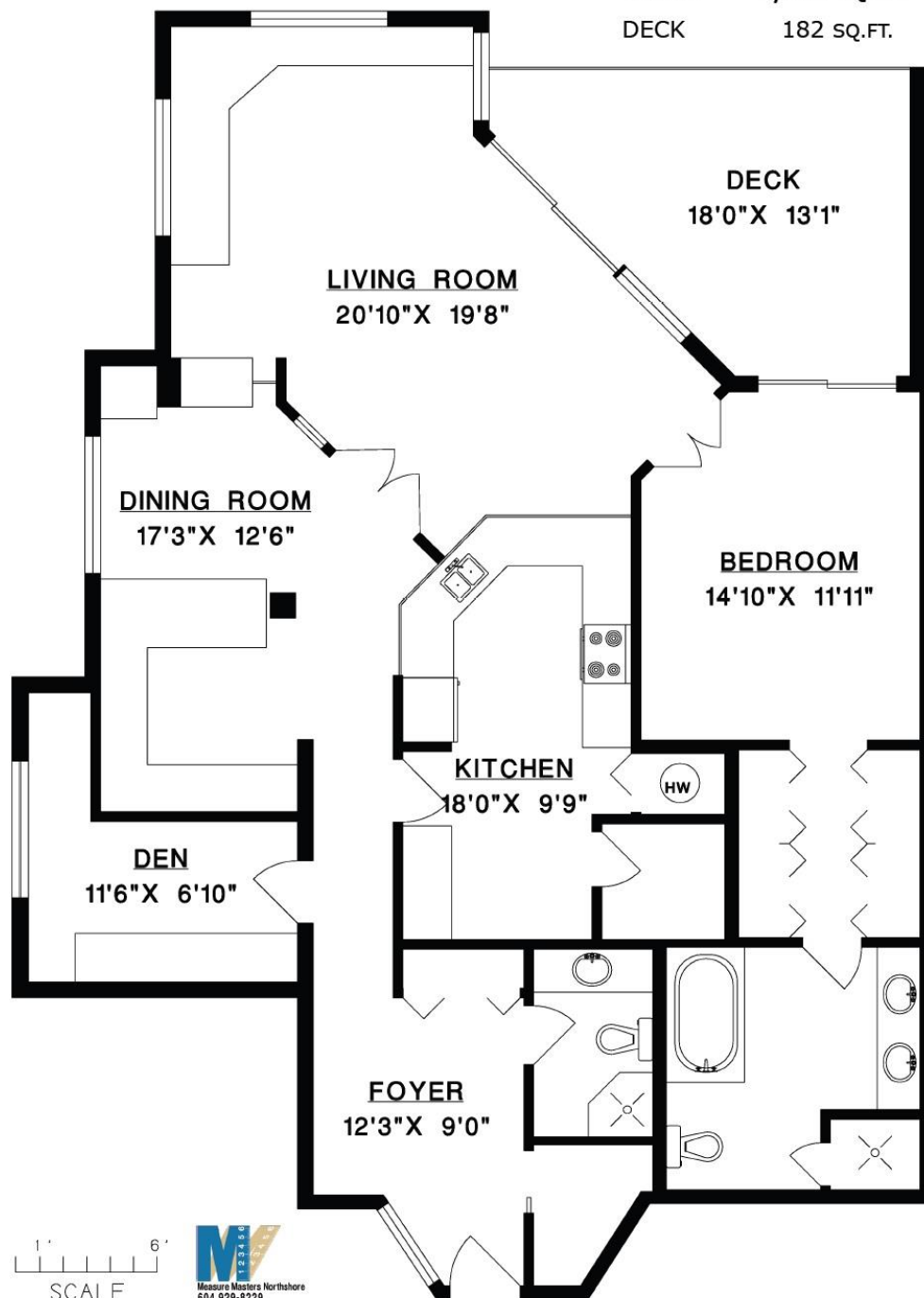
ORIGINAL LAYOUT

#204 - 1406 MARINE DRIVE
WEST VANCOUVER**TOTAL 1,536 SQ.FT.****DECK 182 SQ.FT.**

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