



## 763 17<sup>th</sup> Street Offered at \$2,398,000

A storybook home offering a spacious 3,025 sq. ft. of living space on 3 levels. This gorgeous, cute, charming home is situated on a level 6,490 sq. ft. property just steps from everything Ambleside has to offer. Features include 4 bedrooms, 3 bathrooms, suite in the basement and too much more to list. Don't miss this incredible opportunity in a fantastic location.



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



## BELLEVUE Realty Group®

**Active**  
**R2755180**  
 Board: V  
 House/Single Family

**763 17TH STREET**

West Vancouver  
 Ambleside  
 V7V 3T4

Residential Detached

**\$2,398,000** (LP)   
 (SP) 



Sold Date: If new, GST/HST inc?: Original Price: **\$2,398,000**  
 Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1928**  
 Frontage(feet): **64.90** Bathrooms: **3** Age: **95**  
 Frontage(metres): **19.78** Full Baths: **3** Zoning: **RS5**  
 Depth / Size: **100** Half Baths: **0** Gross Taxes: **\$5,912.66**  
 Lot Area (sq.ft.): **6,490.00** Rear Yard Exp: **East** For Tax Year: **2022**  
 Lot Area (acres): **0.15** P.I.D.: **011-790-041** Tax Inc. Utilities?:  
 Flood Plain: Tour: **Virtual Tour URL**  
 View: **Yes: partial mountain view**  
 Complex/Subdiv:  
 First Nation Reserve:  
 Services Connected: **Electricity, Natural Gas, Water**  
 Sewer Type: Water Supply: **City/Municipal**

Style of Home: **3 Storey**  
 Construction: **Frame - Wood**  
 Exterior: **Stucco**  
 Foundation: **Concrete Perimeter**

Renovations:  
 # of Fireplaces: **2** R.I. Fireplaces:  
 Fireplace Fuel: **Wood**  
 Fuel/Heating: **Forced Air, Natural Gas**  
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**  
 Type of Roof: **Asphalt**

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

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**  
 Parking: **Carport; Multiple**  
 Driveway Finish: **Asphalt**  
 Dist. to Public Transit: **Near** Dist. to School Bus: **Near**  
 Title to Land: **Freehold NonStrata** Land Lease Expiry Year:  
 Property Disc.: **Yes**  
 Fixtures Leased: **No**  
 Fixtures Rmvd: **Yes :bar fridge in basement kitchen excluded**  
 Floor Finish: **Wall/Wall/Mixed**

Legal: **LOT 5, BLOCK G, PLAN VAP4140, PART S1/2, DISTRICT LOT 775, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

## Amenities:

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby, Ski Hill Nearby**  
 Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main):	1,317	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	792	Main	Living Room	15'11 x 13'7	Below	Laundry	11'5 x 6'3	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	11'5 x 11'2	Below	Workshop	9'1 x 7'8	Main 4
Finished Floor (Below):	916	Main	Kitchen	9'5 x 8'0	Below	Foyer	6'11 x 5'6	Above 4
Finished Floor (Basement):	0	Main	Eating Area	12'4 x 7'7			x	Below 3
Finished Floor (Total):	3,025sq. ft.	Main	Family Room	18'0 x 10'11			x	
Unfinished Floor:	0	Main	Solarium	13'1 x 12'11			x	
Grand Total:	3,025sq. ft.	Main	Bedroom	11'11 x 10'7			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Primary Bedroom	14'8 x 13'6			x	
		Above	Bedroom	16'0 x 6'8			x	
		Above	Bedroom	12'6 x 11'6			x	
		Below	Living Room	15'3 x 12'9			x	
		Below	Dining Room	13'3 x 8'10			x	
		Below	Kitchen	11'0 x 5'0			x	
Suite:								
Basement:None								
Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:		Registered in MHR?:	PAD Rental:			
# of Kitchens: 2	# of Rooms: 16	MHR#:		CSA/BCE:	Maint. Fee:			
		ByLaw Restrictions:						

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

Full video tour at [www.ericchristiansen.com](http://www.ericchristiansen.com)

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

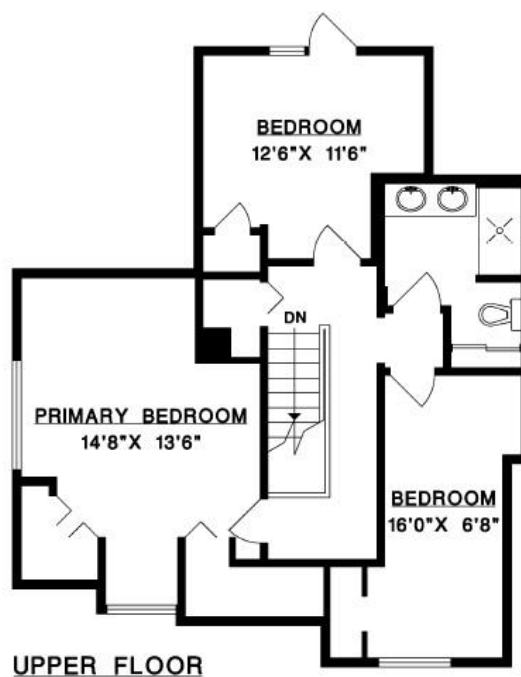
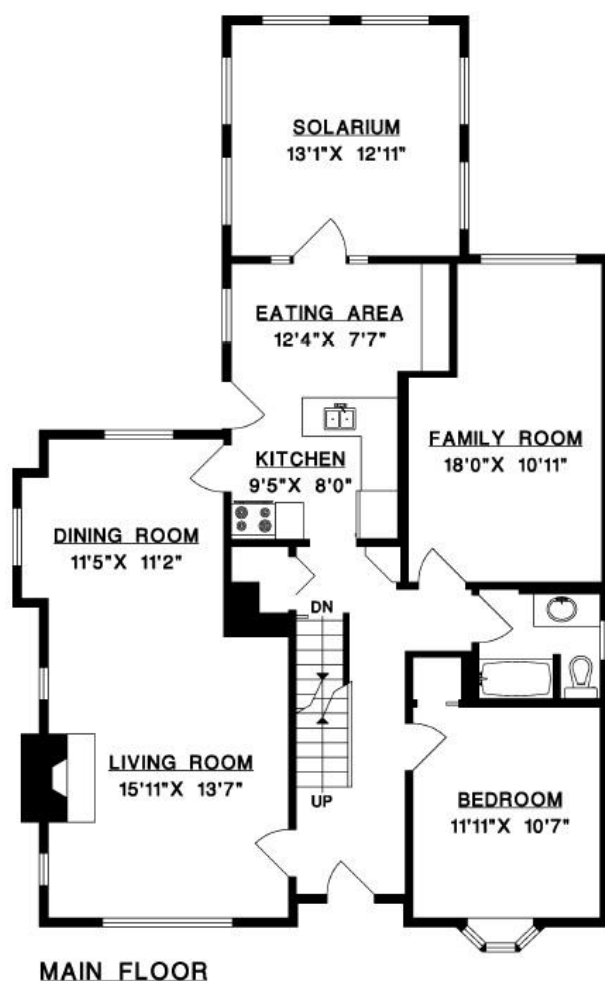


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WEST VANCOUVER**

MAIN FLOOR 1,317 SQ.FT.  
UPPER FLOOR 792 SQ.FT.  
LOWER FLOOR 916 SQ.FT.  
**TOTAL 3,025 SQ.FT.**



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