

BELLEVUE Realty Group®



763 17th 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
eric@ericchristiansen.com

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

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	
Fir Area (Det'd 2nd Res):	sq. ft.	Above	Primary Bedroom	14'8 x 13'6			x	
Suite:		Above	Bedroom	16'0 x 6'8			x	
Basement:None		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	
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

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



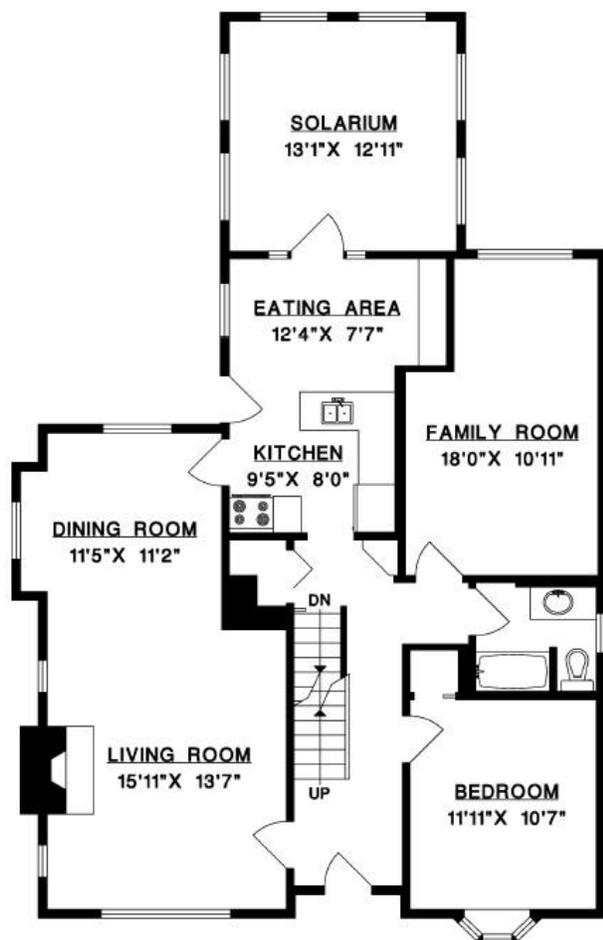
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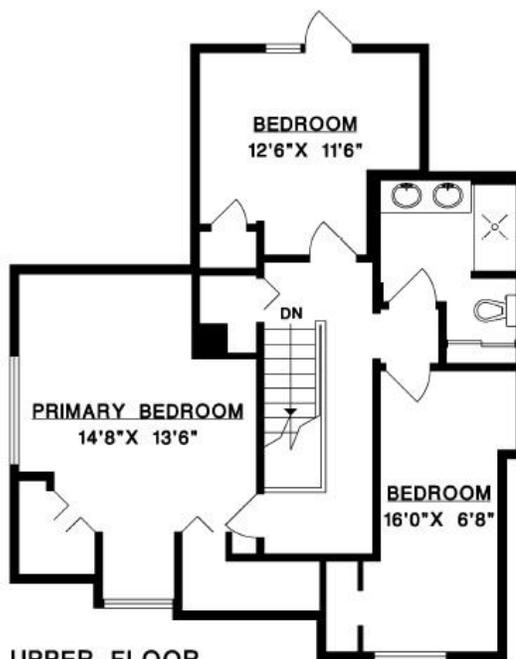
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WEST VANCOUVER**

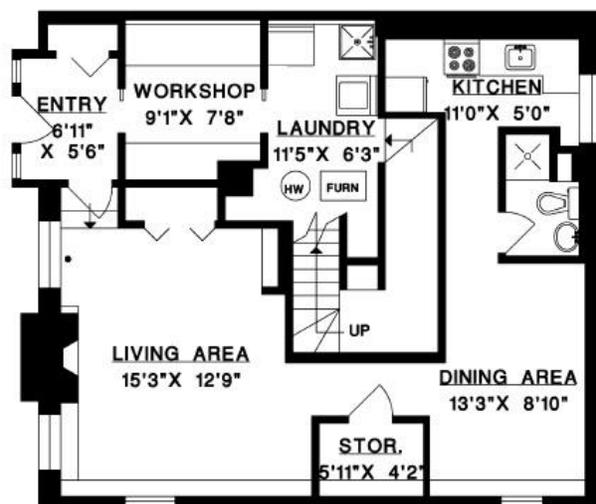
MAIN FLOOR 1,317 SQ.FT.
UPPER FLOOR 792 SQ.FT.
LOWER FLOOR 916 SQ.FT.
TOTAL 3,025 SQ.FT.



MAIN FLOOR



UPPER FLOOR



LOWER FLOOR



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