



Presented by:

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Active
R2733998
Board: V
Apartment/Condo

302 1425 ESQUIMALT AVENUE

West Vancouver
Ambleside
V7T 1L1

Residential Attached
\$430,000 (LP)
(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: \$430,000
Meas. Type:	Bedrooms: 1	Approx. Year Built: 1965
Frontage(feet):	Bathrooms: 1	Age: 57
Frontage(metres):	Full Baths: 1	Zoning: MFD
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$0.00
Sq. Footage: 0.00		For Tax Year:
Flood Plain:	P.I.D.: 800-113-708	Tax Inc. Utilities?:
View: Yes : Parital Water View		Tour:
Complex / Subdiv: Oceanbrook		
First Nation:		
Services Connctd: Electricity, Sanitary Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **1 Storey**
Construction: **Concrete**
Exterior: **Concrete**
Foundation: **Concrete Perimeter**

Renovations: **Partly**
of Fireplaces: R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Baseboard, Hot Water**
Outdoor Area: **None**
Type of Roof: **Other**

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

Total Parking: **1** Covered Parking: Parking Access: **Lane**
Parking: **Open**
Dist. to Public Transit: **1 block** Dist. to School Bus: **1 block**
Title to Land: **Shares in Co-operative**
Property Disc.: **Yes**
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish: **Hardwood**

Legal: **PL VAP 10851 LT 6 DL 1054 LD 36**

Amenities: **Bike Room, Elevator, Pool; Indoor, Pool; Outdoor, Sauna/Steam Room, Shared Laundry, Wheelchair Access**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
Features:

Finished Floor (Main): 680	Units in Development:	Tot Units in Strata:	Locker: Yes
Finished Floor (Above): 0	Exposure:	Storeys in Building:	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name:	Mgmt. Co's #:	
Finished Floor (Below): 0	Maint Fee: \$562.00	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Cable/Satellite, Caretaker, Garbage Pickup, Gardening, Heat, Hot Water, Management, Taxes, Water		
Finished Floor (Total): 680 sq. ft.			
Unfinished Floor: 0			
Grand Total: 680 sq. ft.	Bylaws Restrictions: Age Restrictions, Pets Not Allowed, Rentals Not Allowed		
Suite:	Restricted Age: 19+	# of Pets:	Cats: Dogs:
Basement: None	# or % of Rentals Allowed:		
Crawl/Bsmt. Ht:	Short Term (<1yr)Rnt/Lse Alwd?:		
# of Kitchens: 1	Short Term Lse-Details:		
# of Levels: 1			
# of Rooms: 6			

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Foyer	6'6 x 4'7			x	1	Main	4	No
Main	Living Room	11'11 x 9'10			x	2			
Main	Dining Room	11'10 x 8'11			x	3			
Main	Kitchen	8'11 x 6'5			x	4			
Main	Master Bedroom	14'11 x 10'3			x	5			
Main	Solarium	11'4 x 4'8			x	6			
					x	7			
					x	8			

Listing Broker(s): **Royal LePage Sussex - Tom Hassan**

Oceanbrook Sunny South facing 1 bedroom with some ocean view. One of West Vancouver's favorite affordable concrete buildings in heart of Ambleside Village. Open plan with enclosed solarium/den with 680 square foot features hardwood floors and some updates over the years. Well maintained building with great contingency reserve, free laundry, low maintenance includes: taxes, heat and cable. indoor/outdoor pools, sauna, hot tub, live-in caretaker, party exercise rooms. Walk to the village and waterfront. This rarely available south side unit is always in demand so be quick on this one. What great value!