



Presented by:

Tom Hassan

Royal LePage Sussex - Tom Hassan
Phone: 604-809-9777
http://www.tomhassan.com
tomhassan@gmail.com

Active
R2622374
Board: V
Apartment/Condo

203 550 17TH STREET

West Vancouver
Ambleside
V7V 3S7

Residential Attached

\$2,198,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$2,198,000
Meas. Type:	Bedrooms: 2	Approx. Year Built: 2004
Frontage(feet):	Bathrooms: 3	Age: 17
Frontage(metres):	Full Baths: 2	Zoning: MFD
Depth / Size (ft.):	Half Baths: 1	Gross Taxes: \$5,186.93
Sq. Footage: 0.00		For Tax Year: 2021
Flood Plain:	P.I.D.: 025-870-661	Tax Inc. Utilities?:
View: Yes : Ocean Bridge		Tour:
Complex / Subdiv: The Hollyburn		
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

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

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

Total Parking: **2** Covered Parking: **2** Parking Access:
Parking: **Garage Underbuilding**
Dist. to Public Transit: **1 block** Dist. to School Bus:
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Wall/Wall/Mixed**

Legal: **STRATA LOT 14, PLAN BCS684, DISTRICT LOT 775, 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 V**

Amenities: **Elevator, Guest Suite, In Suite Laundry**

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

Finished Floor (Main): **1,539**
Finished Floor (Above): **0**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **1,539 sq. ft.**
Unfinished Floor: **0**
Grand Total: **1,539 sq. ft.**

Units in Development:
Exposure:
Mgmt. Co's Name: **Ascent**
Maint Fee: **\$834.85**
Maint Fee Includes: **Garbage Pickup, Gardening, Gas, Management, Water**
Tot Units in Strata:
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: **8**

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allwd w/Restrctns**
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	15'9 x 12'5			x	1	Main	2	No
Main	Dining Room	9'9 x 8'2			x	2	Main	3	Yes
Main	Kitchen	12'9 x 5'11			x	3	Main	3	Yes
Main	Den	8'6 x 8'11			x	4			
Main	Master Bedroom	10'9 x 9'11			x	5			
Main	Walk-In Closet	9'7 x 5'8			x	6			
Main	Bedroom	10'11 x 9'8			x	7			
Main	Walk-In Closet	5'7 x 7'			x	8			

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

Penthouse at The Hollyburn by renowned architect Paul Merrick. Stunning 2 bdrm den and 3 bathroom one level townhome. 1539 sq.ft., panoramic bridge water views. One of kind architecture with vaulted whistler-style exposed beams, concrete pillars, H/W floors, concrete construction...there really is nothing like this in WV. Gourmet kitchen, custom oak cabinetry, stainless steel appliances, Viking gas range and Sub Zero fridge; walk-in pantry, island kitchen bar. Dining room solarium glass ceiling, 2 storey family room/den. 2 bdrms both with walk-in closets and ensuites. Lots of recent updates: freshly painted, modern lighting. Courtyard entry, elevator, 2 parking spots, huge storage, guest suite, 1 pet ok. Walk to Fresh Street Market, seawall, shops and restaurant. This one is a winner.