

Presented by:
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West Vancouver, Ambleside Residential Attached
405 1425 ESQUIMALT AV, V7T 1L1 **Active**
 MLS# V1059173



List Price: \$229,000 Previous Price:

Subdiv/Complex: Oceanbrook
 Frontage: 0.00 Approx Yr Blt: 1965 PID: 800-085-384
 Depth/Size: 0 Type: Apartment/Condo
 Lot SqFt: 0 Age at List Date: 49 Zoning: MF
 Exposure: Bedrooms: 1 Taxes:
 Stories in Bldg: 6 Bathrooms: 1 If New GST/HST Incl:
 Flood Plain: Full Baths: 1 Tax Incl Utilities:
 Meas. Type: Half Baths: 0 Apprvl Reqd:
 Fixtures Lsd:
 Fixt Removed:
 View: Y - Water View from the balcony.

Style of Home: 1 Storey	Total Parking: 1	Covered Parking:
Construction: Concrete	Parking Access: Lane	
Foundation: Concrete Perimeter	Parking Facilities: Open	
Exterior: Concrete		
Rain Screen:	R/I Plumbing:	
Type of Roof: Tar & Gravel	Dist to Public Trans: 1 block	Dist to School/Bus: 1 block
Renovations: Partly	Units in Development:	Total Units in Strata:
Flooring:	Locker: Yes	
Water Supply: City/Municipal	Possession:	
Heat/Fuel: Natural Gas, Hot Water, Baseboard	Title to Land: Shares in Co-operative	
No. of Fireplaces: 0	Seller's Interest: Estate Sale	
Fireplace Fuel:	Mortgage Info: \$0	
Outdoor Area: Balcony(s)	Property Disclosure: Y	
Mngmt Co: Peterson	Bylaw Restrictions: Pets Not Allowed, Rentals Not Allowed	
Mngmt Ph: 604-689-0603	Maint Fee: \$412.99	

Maint Charge Incl: Garbage Pickup, Gardening, Hot Water, Management, Recreation Facility, Caretaker, Cable/Satellite, Heat, Taxes

Legal: PL VAP10851,LT 6, DL1054 LD 36 PART SE 1/4, GROUP1
 Amenities: Elevator, Pool; Outdoor, Shared Laundry
 Features Incl:

Site Influences: Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Master Bedroom	14'8 X 10'						
Main F.	Dining	11'10 X 8'						
Main F.	Kitchen	8' X 7'						
Main F.	Living Room	13' X 11'10						
Main F.	Other	18' X 5'						

Floor Area (SqFt):	Total # Rooms: 5	Bathrooms
Finished Floor Area Main: 730	Finished Levels: 6	1 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up: 0	Basement Area: None	2
Finished Floor Area Down: 0		3
Finished Floor Area Bsmt: 0	Bsmt Height:	4
Total Finished Floor Area: 730	Restricted Age:	5
	# Pets / Cats; Dogs:	6
Unfinished Floor Area: 0	# or % Rentals:	7
Grand Total Floor Area: 730		8

Listing Broker(s): Prudential Sus Rlty-Tom Hassan

Oceanbrooks most affordable unit! Large 1 bedroom NW corner suite with mountain and ocean views and private treed outlook. Enclosed balcony increases living space to 820 SF. Taxes included in maintenance, indoor and outdoor pool. New carpet and paint. Water and sunset view from the balcony. Just move into one of the best priced apartments in all of West Vancouver. Walk to the seawall, shopping, parks.