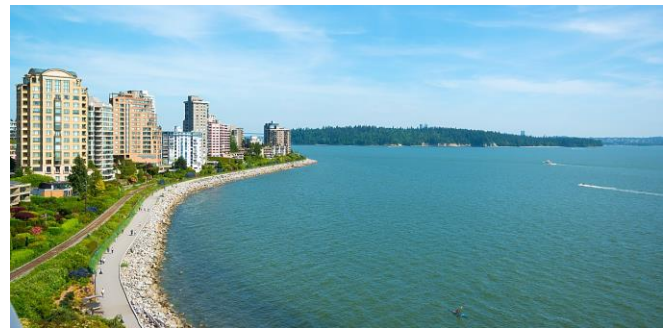




ERIC CHRISTIANSEN
West Vancouver Real Estate

tel. 604-312-9999



#1602 – 150 24TH Street Offered at \$2,398,000

Full renovation plans are in place for this stunning “true waterfront” penthouse. One of only 2 buildings in West Vancouver that are on the waterfront side of the train tracks giving this quiet home incomparable views and quiet living. Enjoy 1,642 square feet of living space, 2 bedrooms and den (could be 3 bedrooms) and a spacious open plan. Just steps from the beach and Dunderave shopping.

Angell Hasman & Associates (Eric Christiansen) Realty Ltd
#203 -1544 Marine Drive, West Vancouver, BC V7V 1H8
email: eric@ericchristiansen.com



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Active **1602 150 24TH STREET** Residential Attached
R2473756 West Vancouver **\$2,398,000 (LP)**
 Board: V Dundarave **(SP)** **M**
 Apartment/Condo V7V 4G8



Sold Date: Frontage (feet): Original Price: **\$2,398,000**
 Meas. Type: **Feet** Frontage (metres): Approx. Year Built: **1963**
 Depth / Size (ft.): Bedrooms: **3** Age: **57**
 Lot Area (sq.ft.): **0.00** Bathrooms: **3** Zoning: **RM1**
 Flood Plain: Full Baths: **2** Gross Taxes: **\$6,909.61**
 Council Apprv?: Half Baths: **1** For Tax Year: **2020**
 Exposure: Maint. Fee: **\$981.24** Tax Inc. Utilities?:
 If new, GST/HST inc?: P.I.D.: **006-007-210**
 Mgmt. Co's Name: **The Wynford Group** Tour:
 Mgmt. Co's Phone: **604-261-0285**
 View: **Yes: spectacular city & ocean views**
 Complex / Subdiv: **The Seastrand**
 Services Connected: **Electricity, Sanitary Sewer, Water**
 Sewer Type: **City/Municipal**

Style of Home: Penthouse	Total Parking: 1	Covered Parking: 1	Parking Access: Side
Construction: Concrete	Parking: Other		Locker: Y
Exterior: Concrete			Dist. to School Bus: Near
Foundation: Concrete Perimeter	Reno. Year:	Dist. to Public Transit: Near	Total Units in Strata:
Rain Screen: No	R.I. Plumbing:	Units in Development:	
Renovations:	Metered Water:	Title to Land: Freehold Strata	
Water Supply: City/Municipal	R.I. Fireplaces:	Property Disc.: Yes	
Fireplace Fuel:	# of Fireplaces: 0	Fixtures Leased: :	
Fuel/Heating: Hot Water		Fixtures Rmvd: :	
Outdoor Area: Balcony(s)		Floor Finish: Hardwood, Tile	
Type of Roof: Asphalt			

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Heat, Hot Water, Management, Recreation Facility**
 Legal: **STRATA LOT 113, PLAN VAS840, DISTRICT LOT 554, GROUP 1, NEW WESTMINSTER LAND DISTRICT, & DL 3156, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V,**
 Amenities: **Elevator, Guest Suite, In Suite Laundry, Pool; Outdoor**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby, Waterfront Property**
 Features: **Clothes Washer/Dryer**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	19'1 x 14'9			x			x
Main	Dining Room	14'8 x 10'0			x			x
Main	Kitchen	10'10 x 9'11			x			x
Main	Solarium	34'8 x 5'11			x			x
Main	Master Bedroom	18'0 x 12'7			x			x
Main	Bedroom	11'4 x 10'5			x			x
Main	Bedroom	10'4 x 7'0			x			x
Main	Laundry	7'6 x 5'8			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	1,642	# of Rooms: 8	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:			1	Main	2	No	Barn:
Finished Floor (Below):	0	Restricted Age:			2	Main	3	Yes	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets: 1	Cats: Yes	Dogs: No	3	Main	4	No	Pool:
Finished Floor (Total):	1,642 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	0	Bylaws: Pets Allowed w/Rest., Rentals Allwd w/Restrctns, Smoking Restrictions			5				Grg Dr Ht:
Grand Total:	1,642 sq. ft.	Basement: None			6				
					7				
					8				

Listing Broker(s): **Angell, Hasman & Associates (Eric Christiansen) Realty Ltd.**

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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#1602 – 150 24TH STREET
WEST VANCOUVER, BC

*Total: 1,642 SQ. FT.

* INCLUDES ENCLOSED BALCONY

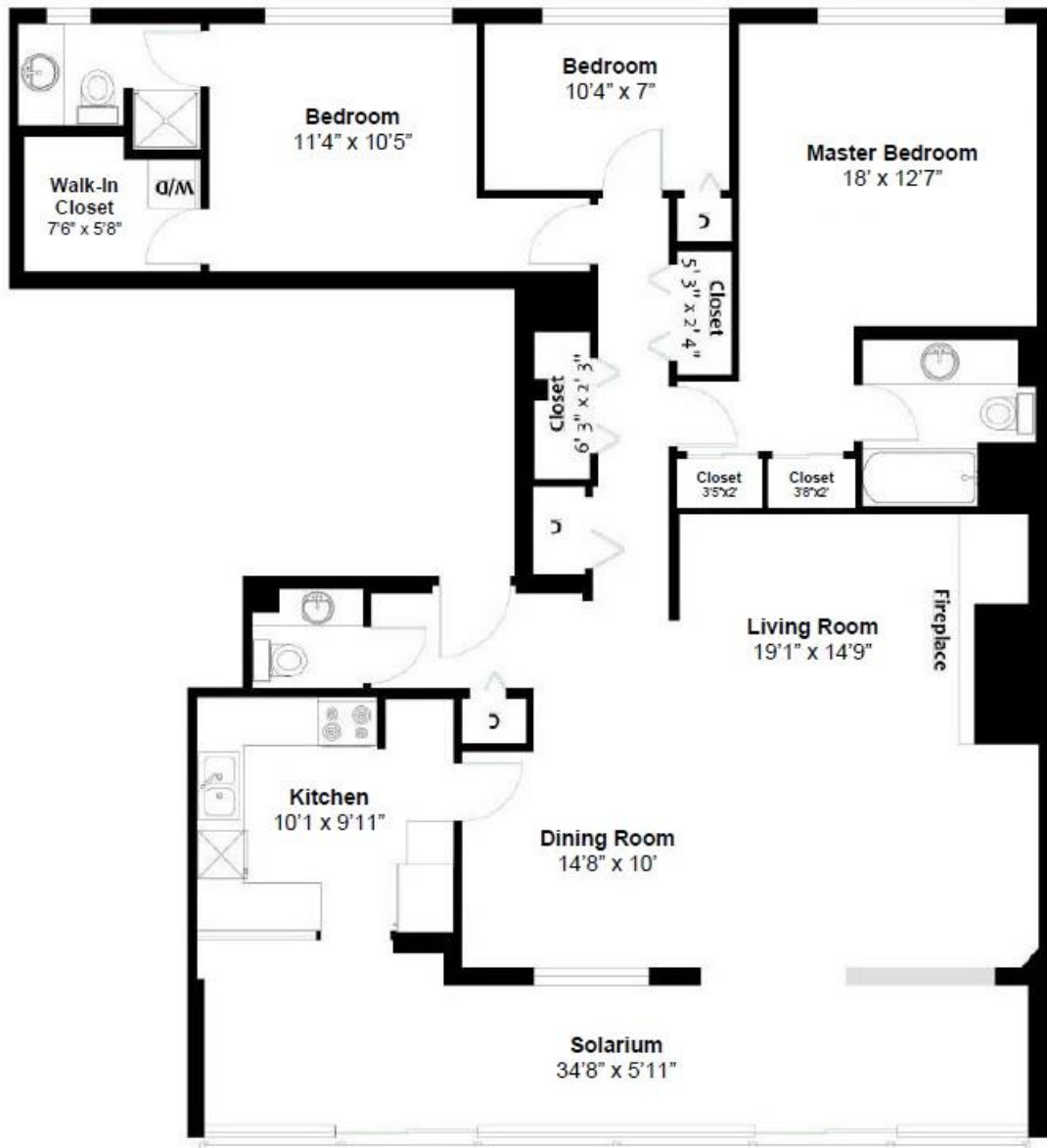


ERIC CHRISTIANSEN

ANGELL HASMAN & ASSOC. (ERIC CHRISTIANSEN) REALTY LTD.
WEST VANCOUVER'S TOP SELLING AGENT EVERY YEAR SINCE 2003.*
* based on MLS homes sold

MOBILE 604.312.9999

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#1602 - 150 24th Street - Renovation Plans

