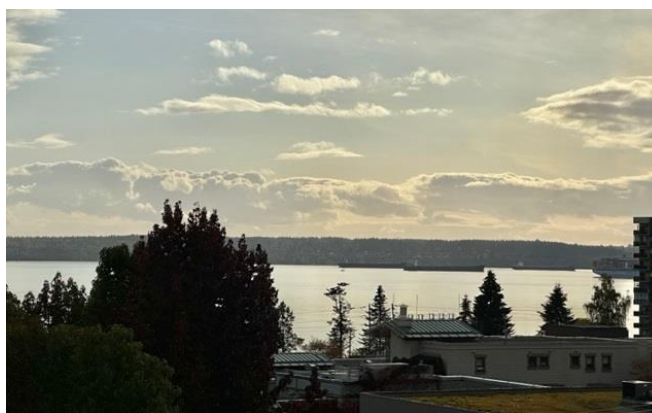


BELLEVUE Realty Group®




#401 – 650 16th Street Offered at \$639,000

Bring your decorating ideas to this open plan 775 sq. ft. 2 bedroom apartment at Westshore Place. The lobby is being renovated and will compliment your upgrades to this view suite. An incredible location in the heart of Ambleside just steps to everything.



ERIC CHRISTIANSEN
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604-312-9999
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| Active R2735037 Board: V Apartment/Condo | 401 650 16TH STREET West Vancouver Ambleside V7V 3R9 | Residential Attached \$639,000 (LP) (SP) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|---|---|--|------------|-------|-------------|-------------|------|-------------|------------|------|---------|------------|------|---------|-------------|------|---------|------------|--|--|---|--|--|---|--|--|---|--|-------|------|------------|------|-------|-------------|----------|--|--|---|---|------|---|----|--|--|---|---|--|--|--|--|--|---|---|--|--|--|--|--|---|---|--|--|--|--|--|---|---|--|--|--|--|--|---|---|--|--|--|--|--|---|---|--|--|--|--|--|---|---|--|--|--|--|
|  | Sold Date: Meas. Type: Feet Frontage(feet): Frontage(metres): Depth / Size (ft.): Sq. Footage: 0.00 Flood Plain: View: Yes : City and water views Complex / Subdiv: Westshore Place First Nation Services Connctd: Electricity, Sanitary Sewer, Water Sewer Type: | If new,GST/HST inc?: Bedrooms: 2 Bathrooms: 1 Full Baths: 1 Half Baths: 0 P.I.D.: 003-736-768 Original Price: \$639,000 Approx. Year Built: 1973 Age: 49 Zoning: RM2 Gross Taxes: \$1,652.74 For Tax Year: 2022 Tax Inc. Utilities?: Tour: | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Style of Home: 1 Storey, Corner Unit Construction: Concrete Exterior: Concrete Foundation: Concrete Perimeter Renovations: # of Fireplaces: R.I. Fireplaces: Fireplace Fuel: Fuel/Heating: Forced Air Outdoor Area: Balcny(s) Patio(s) Dck(s) Type of Roof: Torch-On | Reno. Year: Rain Screen: Metered Water: R.I. Plumbing: | Total Parking: 1 Covered Parking: 1 Parking Access: Lane Parking: Garage Underbuilding Dist. to Public Transit: Near Dist. to School Bus: Near Title to Land: Freehold Strata Property Disc.: Yes Fixtures Leased: : Fixtures Rmvd: : Floor Finish: Wall/Wall/Mixed | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Legal: STRATA LOT 16, PLAN VAS233, DISTRICT LOT 237, 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 1 OR V, AS APPROPRIATE | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Amenities: Elevator, Pool; Outdoor, Shared Laundry | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Site Influences: Central Location, Marina Nearby, Recreation Nearby, Shopping Nearby, Ski Hill Nearby Features: Microwave, Refrigerator, Stove | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Finished Floor (Main): 775 Finished Floor (Above): 0 Finished Floor (AbvMain2): 0 Finished Floor (Below): 0 Finished Floor (Basement): 0 Finished Floor (Total): 775 sq. ft. Unfinished Floor: 0 Grand Total: 775 sq. ft. | Units in Development: 64 Exposure: South Mgmt. Co's Name: 604 Real Estate Services Inc. Maint Fee: \$515.17 Maint Fee Includes: Garbage Pickup, Gardening, Heat, Hot Water, Management, Sewer, Snow removal, Water | Tot Units in Strata: Stores in Building: 17 Mgmt. Co's #: 604-689-0909 Council/Park Apprv?: Locker: Yes | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Suite: Basement: None Crawl/Bsmt. Ht: # of Kitchens: 1 # of Levels: 1 # of Rooms: 5 | Bylaws Restrictions: Age Restrictions, Pets Allowed w/Rest., Rentals Not Allowed, Smoking Restrictions Restricted Age: 19+ # or % of Rentals Allowed: Short Term (<1yr)Rnt/Lse Alwd?: No Short Term Lse-Details: | # of Pets: Cats: Yes Dogs: Yes | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <table border="1"> <thead> <tr> <th>Floor</th> <th>Type</th> <th>Dimensions</th> </tr> </thead> <tbody> <tr><td>Main</td><td>Living Room</td><td>20'7 x 12'4</td></tr> <tr><td>Main</td><td>Dining Room</td><td>10'0 x 8'0</td></tr> <tr><td>Main</td><td>Kitchen</td><td>8'6 x 6'11</td></tr> <tr><td>Main</td><td>Bedroom</td><td>10'6 x 8'10</td></tr> <tr><td>Main</td><td>Bedroom</td><td>10'5 x 9'9</td></tr> <tr><td></td><td></td><td>x</td></tr> <tr><td></td><td></td><td>x</td></tr> <tr><td></td><td></td><td>x</td></tr> </tbody> </table> | Floor | Type | Dimensions | Main | Living Room | 20'7 x 12'4 | Main | Dining Room | 10'0 x 8'0 | Main | Kitchen | 8'6 x 6'11 | Main | Bedroom | 10'6 x 8'10 | Main | Bedroom | 10'5 x 9'9 | | | x | | | x | | | x | <table border="1"> <thead> <tr> <th>Floor</th> <th>Type</th> <th>Dimensions</th> <th>Bath</th> <th>Floor</th> <th># of Pieces</th> <th>Ensuite?</th> </tr> </thead> <tbody> <tr><td></td><td></td><td>x</td><td>1</td><td>Main</td><td>4</td><td>No</td></tr> <tr><td></td><td></td><td>x</td><td>2</td><td></td><td></td><td></td></tr> <tr><td></td><td></td><td>x</td><td>3</td><td></td><td></td><td></td></tr> <tr><td></td><td></td><td>x</td><td>4</td><td></td><td></td><td></td></tr> <tr><td></td><td></td><td>x</td><td>5</td><td></td><td></td><td></td></tr> <tr><td></td><td></td><td>x</td><td>6</td><td></td><td></td><td></td></tr> <tr><td></td><td></td><td>x</td><td>7</td><td></td><td></td><td></td></tr> <tr><td></td><td></td><td>x</td><td>8</td><td></td><td></td><td></td></tr> </tbody> </table> | Floor | Type | Dimensions | Bath | Floor | # of Pieces | Ensuite? | | | x | 1 | Main | 4 | No | | | x | 2 | | | | | | x | 3 | | | | | | x | 4 | | | | | | x | 5 | | | | | | x | 6 | | | | | | x | 7 | | | | | | x | 8 | | | | |
| Floor | Type | Dimensions | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Main | Living Room | 20'7 x 12'4 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Main | Dining Room | 10'0 x 8'0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Main | Kitchen | 8'6 x 6'11 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Main | Bedroom | 10'6 x 8'10 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Main | Bedroom | 10'5 x 9'9 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| Floor | Type | Dimensions | Bath | Floor | # of Pieces | Ensuite? | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| Listing Broker(s): Bellevue Realty Group | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

Full video tour at www.ericchristiansen.com

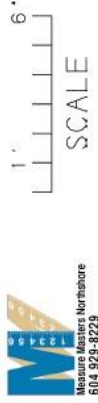
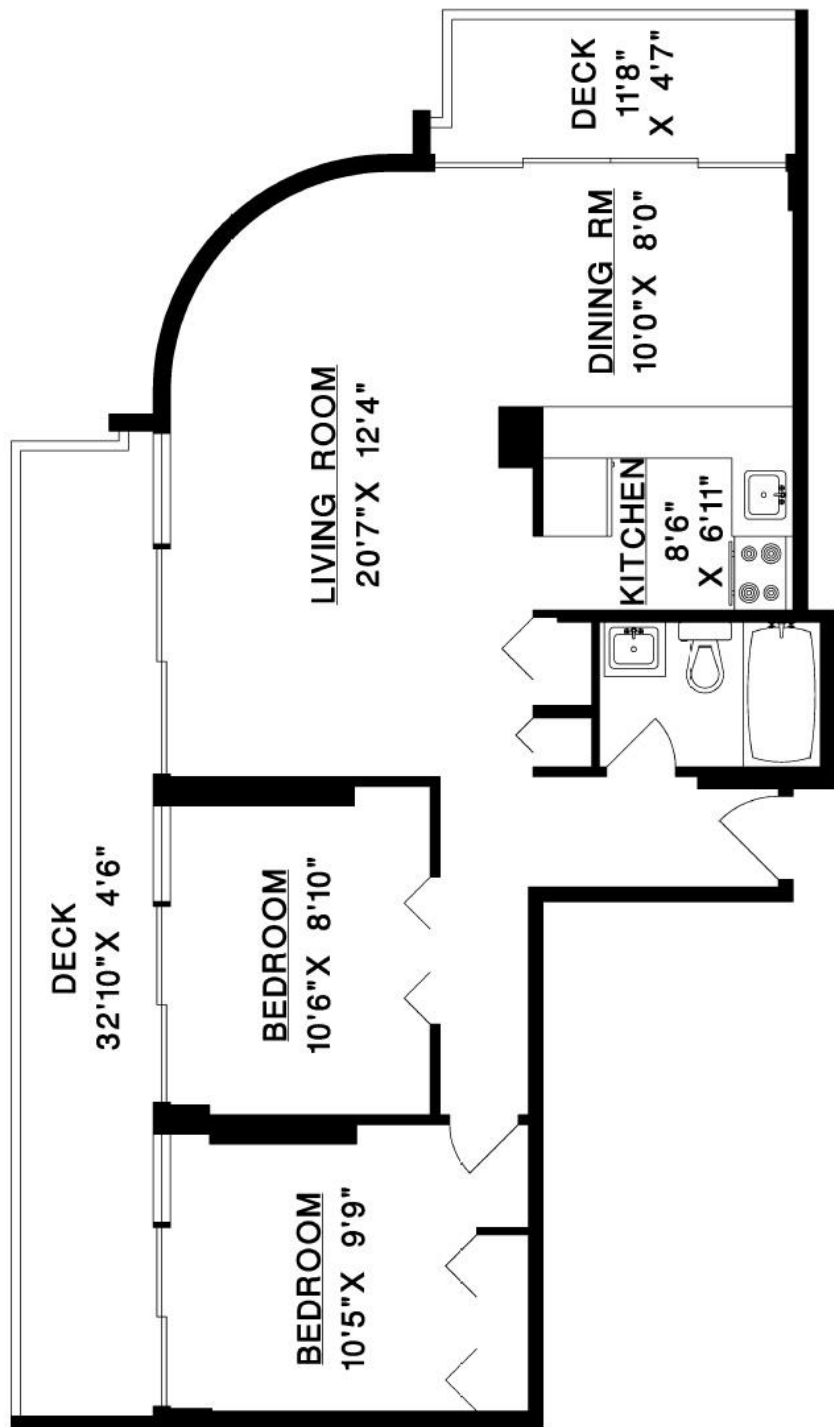
All information contained herein is deemed to be accurate but should not be relied upon without verification.



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#401 - 650 16TH STREET
WEST VANCOUVER
TOTAL 775 SQ.FT.
DECKS 221 SQ.FT.



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