



## 863 17<sup>th</sup> Street Offered at \$2,198,000

The location of this adorable 2,242 sq. ft. home situated on a level 6,485 sq. ft. property is incredible. Offering 3 bedrooms, 2 bathrooms, and lane access to the south. A great holding property until you build your dream home or a perfect project for your renovation ideas. Enjoy the bright West facing back yard. Just steps to Ambleside Village, Shopping, Recreation and schools.



**ERIC CHRISTIANSEN**  
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**604-312-9999**  
2479 BELLEVUE AVE, WEST VANCOUVER, BC V7V 1E1

Active

R2753435

Board: V

House/Single Family

863 17TH STREET

West Vancouver

Ambleside

V7V 3T5

Residential Detached

\$2,198,000 (LP)

(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$2,198,000**  
 Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1941**  
 Frontage(feet): **64.85** Bathrooms: **2** Age: **82**  
 Frontage(metres): **19.77** Full Baths: **2** Zoning: **RS5**  
 Depth / Size: **100** Half Baths: **0** Gross Taxes: **\$5,592.11**  
 Lot Area (sq.ft.): **6,485.00** Rear Yard Exp: **West** For Tax Year: **2022**  
 Lot Area (acres): **0.15** P.I.D.: **011-791-675** Tax Inc. Utilities?:  
 Flood Plain: Tour:  
 View: :  
 Complex/Subdiv:  
 First Nation Reserve:  
 Services Connected: **Electricity, Natural Gas, Water**  
 Sewer Type: Water Supply: **City/Municipal**

Style of Home: **2 Storey** Total Parking: **1** Covered Parking: **1** Parking Access: **Lane**  
 Construction: **Frame - Wood** Parking: **Garage; Single**  
 Exterior: **Stucco** Driveway Finish:  
 Foundation: **Concrete Perimeter** Dist. to Public Transit: **Near** Dist. to School Bus: **Near**  
 Title to Land: **Freehold NonStrata** Land Lease Expiry Year:  
 Renovations: Reno. Year: Property Disc.: **Yes**  
 # of Fireplaces: **1** R.I. Fireplaces: Rain Screen: Fixtures Leased: **No** :  
 Fireplace Fuel: **Natural Gas** Metered Water: Fixtures Rmvd: **No** :  
 Fuel/Heating: **Forced Air, Natural Gas** R.I. Plumbing:  
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)** Floor Finish: **Hardwood, Laminate, Tile**  
 Type of Roof: **Asphalt**

Legal: LOT 5, BLOCK D, PLAN VAP4140, PART S1/2, DISTRICT LOT 775, GROUP 1, NEW WESTMINSTER LAND DISTRICT

Amenities:

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby, Ski Hill Nearby**Features: **CltHwsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main):	1,108	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	18'6 x 14'0			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	11'2 x 10'0			x	Main 4
Finished Floor (Below):	1,134	Main	Kitchen	12'2 x 11'2			x	Below 4
Finished Floor (Basement):	0	Main	Bedroom	12'0 x 11'0			x	
Finished Floor (Total):	2,242sq. ft.	Main	Bedroom	11'1 x 11'0			x	
Unfinished Floor:	0	Main	Foyer	6'10 x 5'6			x	
Grand Total:	2,242sq. ft.	Below	Recreation Room	15'8 x 13'2			x	
Fir Area (Det'd 2nd Res):	sq. ft.	Below	Games Room	17'10 x 9'5			x	
		Below	Bedroom	17'10 x 9'5			x	
		Below	Laundry	11'2 x 11'0			x	
		Below	Storage	9'0 x 4'4			x	
				x			x	
				x			x	
Suite:								
Basement:None								
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:		Registered in MHR?:		PAD Rental:		
# of Kitchens: 1	# of Rooms: 11	MHR#:		CSA/BCE:		Maint. Fee:		
		ByLaw Restrictions:						

Listing Broker(s): **Bellevue Realty Group**Full video tour at [www.ericchristiansen.com](http://www.ericchristiansen.com)

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



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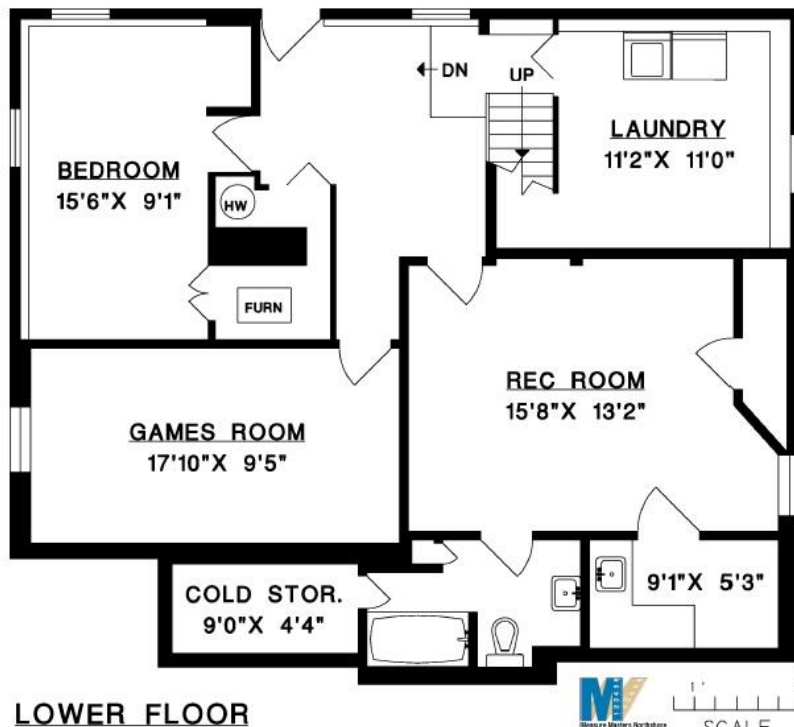
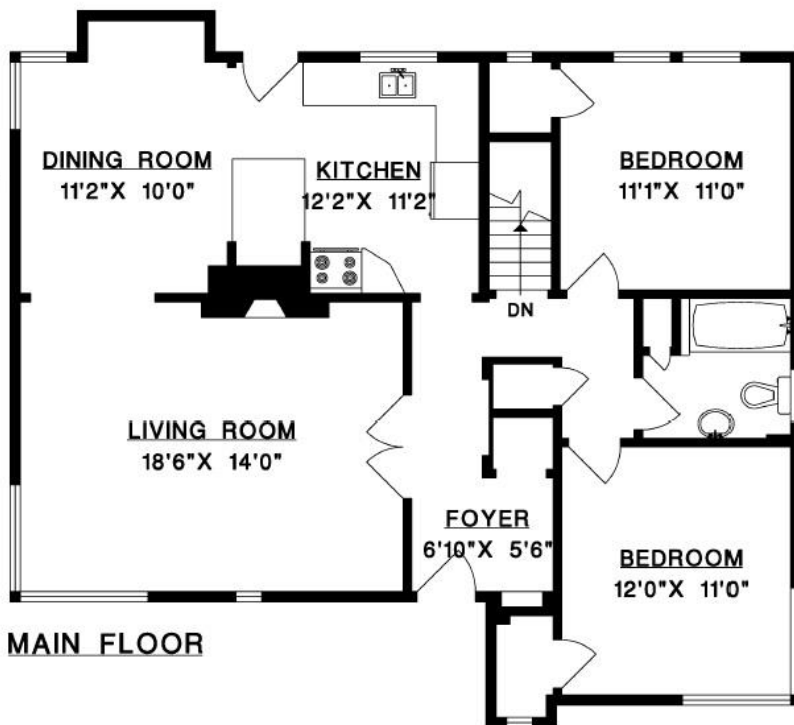
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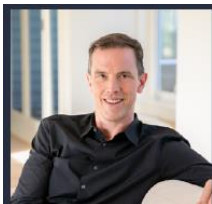
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**863 17TH STREET  
WEST VANCOUVER**

MAIN FLOOR 1,108 SQ.FT.  
 LOWER FLOOR 1,134 SQ.FT.  
**TOTAL 2,242 SQ.FT.**  
 COLD STORAGE 49 SQ.FT.

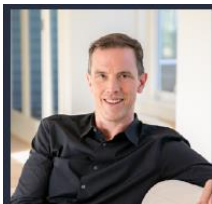
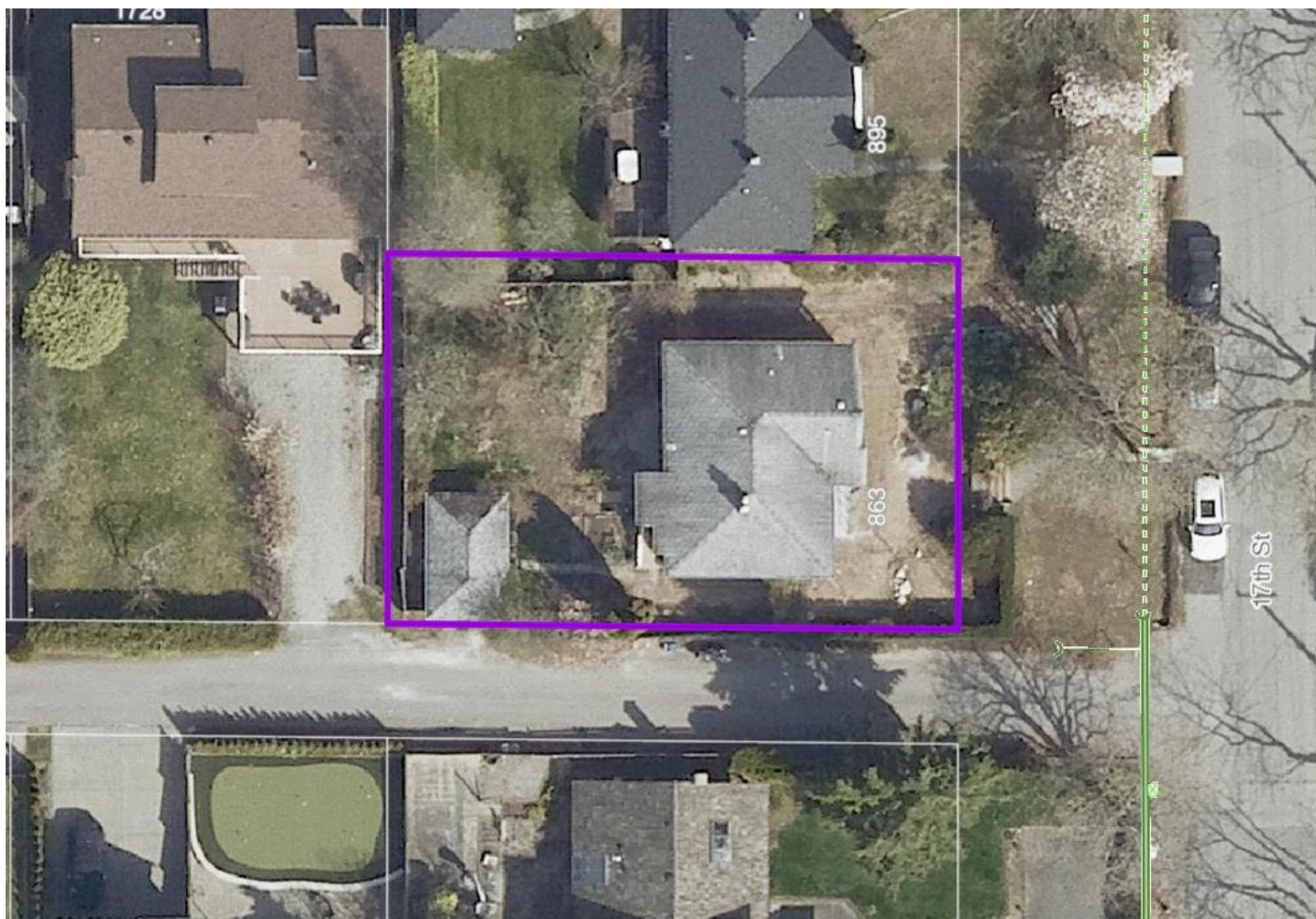


**M**  
 Measure Matters. Rebuild Better.  
 604-929-8229  
 1" = 6'  
 SCALE



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