



## #1405 – 555 13<sup>th</sup> Street Offered at \$849,000



This spacious 921 sq. ft., 2 bedroom penthouse apartment has spectacular mountain and water views. Situated on the North East corner of the Parkview Towers in prime Ambleside. The 92 sq. ft. deck is drenched in morning sun and has incredible views of the city. One of the few suites in the building with in-suite laundry. The building includes an indoor pool, sauna, games room, top floor party room with unobstructed views and tennis courts.



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<b>Active</b> <b>R3102882</b> Board: V Apartment/Condo	<b>1405 555 13TH STREET</b> West Vancouver Ambleside V7T 2N8	Residential Attached <b>\$849,000</b> (LP) (SP)					
	Sold Date: Meas. Type: <b>Feet</b> Frontage(feet): Frontage(metres): Depth / Size (ft.): Sq. Footage: <b>0.00</b> Flood Plain: View: Complex / Subdiv: <b>Parkview Towers</b> First Nation: Services Connctd: <b>Electricity, Natural Gas, Water</b> Sewer Type: <b>City/Municipal</b>	If new,GST/HST inc?: Bedrooms: <b>2</b> Bathrooms: <b>1</b> Full Baths: <b>1</b> Half Baths: <b>0</b> P.I.D.: <b>003-956-253</b> <b>Yes : city, water &amp; mountain views</b> <b>Water Supply: City/Municipal</b>					
Style of Home: <b>1 Storey, Corner Unit</b> Construction: <b>Concrete</b> Exterior: <b>Concrete</b> Foundation: <b>Concrete Perimeter</b>  Renovations: # of Fireplaces: R.I. Fireplaces: Fireplace Fuel: Fuel/Heating: <b>Baseboard, Hot Water</b> Outdoor Area: <b>Balcony(s)</b> Type of Roof: <b>Torch-On</b>	Total Parking: <b>1</b> Covered Parking: <b>1</b> Parking Access: <b>Lane</b> Parking: <b>Garage Underbuilding</b> Dist. to Public Transit: <b>Near</b> Dist. to School Bus: <b>Near</b> Title to Land: <b>Freehold Strata</b> Property Disc.: <b>Yes</b> Fixtures Leased: <b>No</b> Fixtures Rmvd: <b>No</b> Floor Finish: <b>Wall/Wall/Mixed</b>	Original Price: <b>\$849,000</b> Approx. Year Built: <b>1976</b> Age: <b>50</b> Zoning: <b>RM2</b> Gross Taxes: <b>\$2,197.51</b> For Tax Year: <b>2025</b> Tax Inc. Utilities?: Tour:					
Legal: <b>STRATA LOT 79, PLAN VAS395, 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</b>							
Amenities: <b>Club House, In Suite Laundry, Pool; Indoor, Sauna/Steam Room, Storage, Tennis Court(s)</b>							
Site Influences: <b>Central Location, Recreation Nearby, Shopping Nearby, Ski Hill Nearby</b> Features: <b>ClthWsh/Dryr/Frdg/Stve/DW</b>							
Finished Floor (Main): <b>921</b> Finished Floor (Above): <b>0</b> Finished Floor (AbvMain2): <b>0</b> Finished Floor (Below): <b>0</b> Finished Floor (Basement): <b>0</b> Finished Floor (Total): <b>921 sq. ft.</b> Unfinished Floor: <b>0</b> Grand Total: <b>921 sq. ft.</b>	Units in Development: <b>80</b> Exposure: <b>South</b> Mgmt. Co's Name: <b>C&amp;C Property Group</b> Maint Fee: <b>\$760.87</b> Maint Fee Includes: <b>Caretaker, Garbage Pickup, Gardening, Heat, Hot Water, Management, Recreation Facility, Sewer, Water</b>	Tot Units in Strata: <b>80</b> Locker: <b>Yes</b> Stores in Building: <b>14</b> Mgmt. Co's #: <b>604-987-9040</b> Council/Park Apprv?:					
Suite: Basement: <b>None</b> Crawl/Bsmt. Ht: # of Kitchens: <b>1</b>	# of Levels: <b>1</b> # of Rooms: <b>5</b>	Bylaws Restrictions: <b>Pets Not Allowed, Rentals Allwd w/Restrctns</b> Restricted Age: # of Pets: Cats: Dogs: # or % of Rentals Allowed: Short Term(<1yr)Rnt/Lse Alwd?: <b>Yes</b> Short Term Lse-Details: <b>See Municipal Bylaws</b>					
Floor Main Main Main Main Main	Type <b>Living Room</b> <b>Dining Room</b> <b>Kitchen</b> <b>Bedroom</b> <b>Bedroom</b>	Dimensions <b>17'8 x 13'3</b> <b>8'11 x 8'1</b> <b>8'0 x 7'6</b> <b>13'3 x 10'10</b> <b>11'0 x 9'0</b>	Floor Bath Floor Main	Type 1 2 3 4 5 6 7 8	Dimensions x x x x x x x x	# of Pieces <b>4</b>	Ensuite? <b>No</b>
Listing Broker(s): <b>Bellevue Realty Group</b>							

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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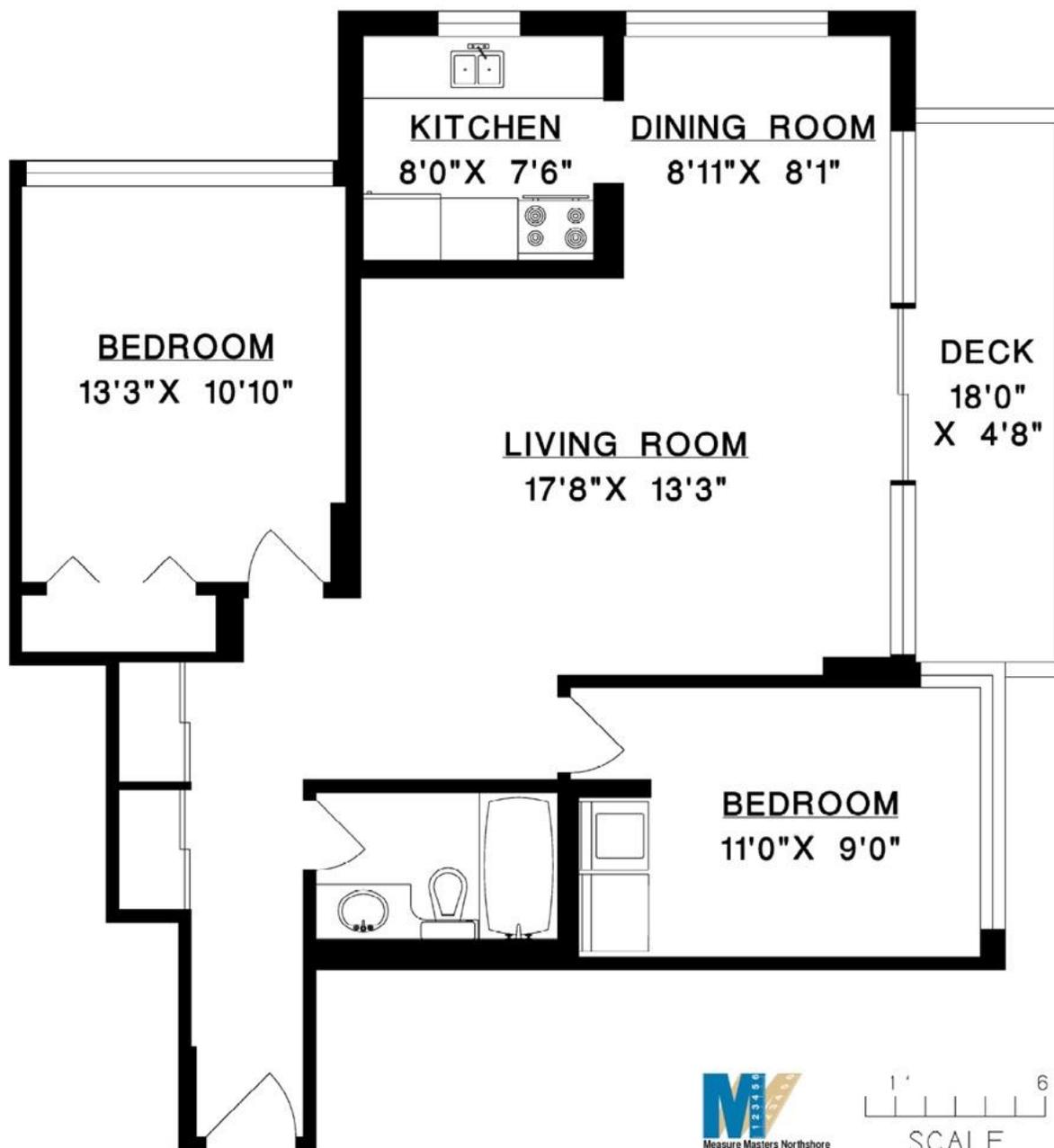
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# BELLEVUE Realty Group®

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**TOTAL**     **921 SQ.FT.**  
**DECK**        **92 SQ.FT.**



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