



#201 – 550 17th Street
Offered at \$1,349,000

This gorgeous 2 bedroom, 2 bathroom home at architecturally significant, Paul Merrick designed, The Hollyburn. A gorgeous building you will be proud to come home to in a prime location in the heart of Ambleside. Offering 1,304 sq. ft. of living, 1 parking and spacious storage room. Just steps to shopping, the seawall and transit.



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

Active
R3158121
Board: V
Apartment/Condo

201 550 17TH STREET

West Vancouver
Ambleside
V7V 3S7

Residential Attached

\$1,349,000 (LP)

(SP)



Sold Date:		If new,GST/HST inc?:		Original Price:	\$1,349,000
Meas. Type:	Feet	Bedrooms:	2	Approx. Year Built:	2004
Frontage(feet):		Bathrooms:	2	Age:	22
Frontage(metres):		Full Baths:	2	Zoning:	CD22
Depth / Size (ft.):		Half Baths:	0	Gross Taxes:	\$4,313.94
Sq. Footage:	0.00			For Tax Year:	2026
Flood Plain:		P.I.D.:	025-870-581	Tax Inc. Utilities?:	
View:	No :			Tour:	Virtual Tour URL
Complex / Subdiv:	The Hollyburn				
First Nation					
Services Connctd:	Electricity, Natural Gas				
Sewer Type:	City/Municipal	Water Supply:	City/Municipal		

Style of Home:	1 Storey, Corner Unit
Construction:	Concrete
Exterior:	Brick, Metal, Wood
Foundation:	Concrete Perimeter

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Gas - Natural**
Fuel/Heating: **Baseboard, Hot Water**
Outdoor Area: **Balcony(s)**
Type of Roof: **Metal, Torch-On**

Reno. Year:
Rain Screen: **Full**
Metered Water:
R.I. Plumbing:

Total Parking: **1** Covered Parking: **1** Parking Access: **Front**
 Parking: **Garage Underbuilding, Visitor Parking**
 Dist. to Public Transit: **Near** Dist. to School Bus: **Near**
 Title to Land: **Freehold Strata**
 Property Disc.: **Yes**
 Fixtures Leased: :
 Fixtures Rmvd: :
 Floor Finish: **Hardwood, Wall/Wall/Mixed**

Legal: STRATA LOT 6, PLAN BCS684, DISTRICT LOT 775, 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, Guest Suite, In Suite Laundry

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

Finished Floor (Main):	1,304
Finished Floor (Above):	0
Finished Floor (AbvMain2):	0
Finished Floor (Below):	0
Finished Floor (Basement):	0
Finished Floor (Total):	1,304 sq. ft.
Unfinished Floor:	0
Grand Total:	1,304 sq. ft.

Units in Development:	Tot Units in Strata:	13	Locker: Yes
Exposure:	Storeys in Building:		
Mgmt. Co's Name: Ascent Real Estate Management	Mgmt. Co's #:	604-431-1800	
Maint Fee: \$1,019.35	Council/Park Apprv?:		
Maint Fee Includes: Garbage Pickup, Gardening, Gas, Management, Sewer, Snow removal, Water			
Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allwd w/Restrctns			
Restricted Age:	# of Pets: 1	Cats: Yes	Dogs: Yes
# or % of Rentals Allowed:			
Short Term(<1yr)Rnt/Lse Alwd?: Yes			
Short Term Lse-Details: No Air BNB, vacation short term			

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	16'1 x 13'3			x	1	Main	4	Yes
Main	Dining Room	10'7 x 10'7			x	2	Main	3	No
Main	Kitchen	15'5 x 10'2'			x	3			
Main	Primary Bedroom	14'1 x 12'6			x	4			
Main	Walk-In Closet	6'3 x 6'0			x	5			
Main	Bedroom	10'1 x 10'0			x	6			
Main	Solarium	9'2 x 7'11			x	7			
		x			x	8			

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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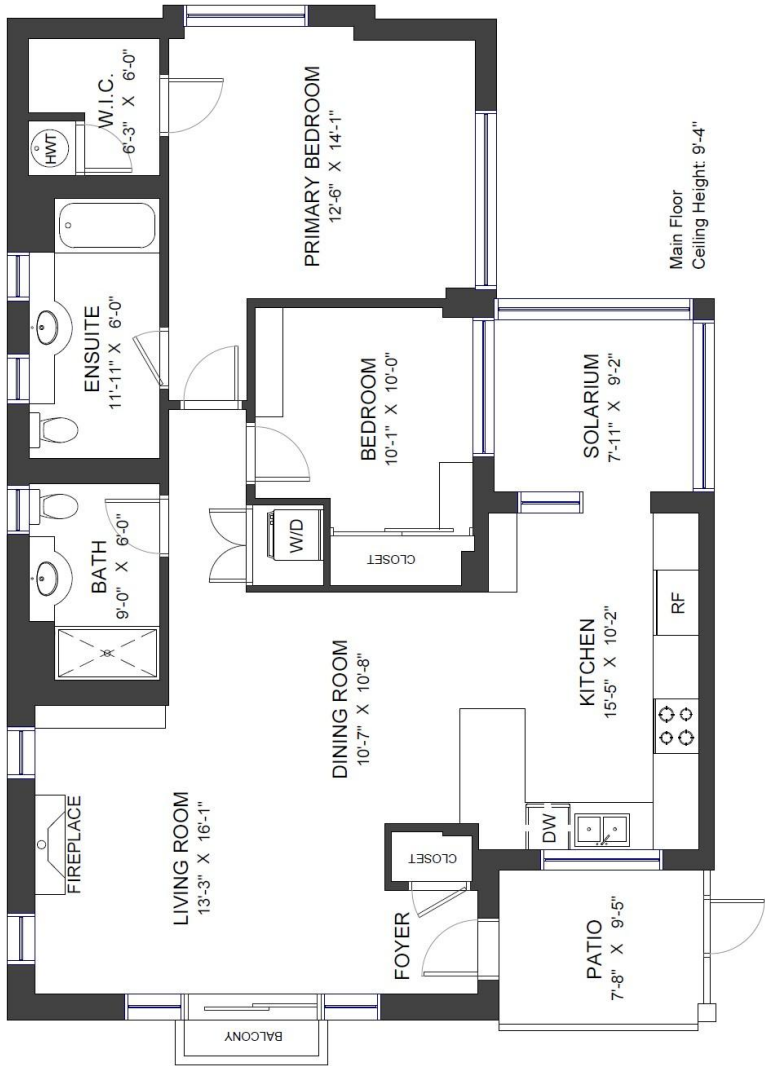
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BRG

201 550 17th Street
West Vancouver, BC

LIVING AREA	1,304 SF
LIVING AREA	1,214 SF
SOLARIUM	90 SF

AUXILIARY AREA	87 SF
BALCONY	15 SF
PATIO	72 SF



Valid Until: August 8, 2027

All dimensions are approximate and not suitable for architectural/construction use.
This is for marketing purposes only. The measurements are approximate within +/- 2%, E&O Insured.
Total square footage might be kept consistent with strata plan. It might include unfinished area.
We have no guarantee or warranty of the degree of room titles. Area is calculated per ANSI Z765-2003 method.



Uplan.ca



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