



Presented by:
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Active **R2433336** **304 1425 ESQUIMALT AVENUE** Residential Attached
 Board: V West Vancouver **\$449,900** (LP)
 Apartment/Condo Ambleside V7T 1L1 (SP)



Sold Date: Frontage (feet): Original Price: **\$449,900**
 Meas. Type: **Feet** Frontage (metres): Approx. Year Built: **1965**
 Depth / Size (ft.): Bedrooms: **1** Age: **55**
 Lot Area (sq.ft.): **0.00** Bathrooms: **1** Zoning: **MF**
 Flood Plain: Full Baths: **1** Gross Taxes: **\$0.00**
 Council Apprv?: **Yes** Half Baths: **0** For Tax Year: **2019**
 Exposure: Maint. Fee: Tax Inc. Utilities?: **Yes**
 If new, GST/HST inc?: P.I.D.: **800-135-927**
 Mgmt. Co's Name: **C & C Management** Tour:
 Mgmt. Co's Phone: **604-987-9040**
 View: **:**
 Complex / Subdiv: **Oceanbrook**
 Services Connected: **Electricity, Sanitary Sewer, Storm Sewer**
 Sewer Type:

Style of Home: Inside Unit	Total Parking: Covered Parking: 0 Parking Access:
Construction: Concrete Frame	Parking: Other
Exterior: Concrete	Locker: Y
Foundation: Concrete Perimeter	Dist. to School Bus:
Rain Screen:	Total Units in Strata: 86
Renovations: Partly	Reno. Year:
Water Supply: City/Municipal	R.I. Plumbing:
Fireplace Fuel:	Dist. to Public Transit:
Fuel/Heating: Baseboard	Units in Development: 86
Outdoor Area: None	Title to Land: Other
Type of Roof: Torch-On	Property Disc.: Yes
	Fixtures Leased: No
	Fixtures Rmvd: No
	Floor Finish:

Maint Fee Inc: **Cable/Satellite, Caretaker, Garbage Pickup, Gardening, Heat, Hot Water, Management, Recreation Facility, Snow removal, Taxes**
 Legal: **PARCEL B, LOT 6, PLAN VAP10851, PART SE1/4, DISTRICT LOT 1054, GROUP 1, NEW WESTMINSTER LAND DISTRICT PID 024-374-059**

Amenities:
 Site Influences:
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	11'10 x 19'6			x			x
Main	Dining Room	7'6 x 7'6			x			x
Main	Kitchen	6'10 x 7'6			x			x
Main	Foyer	4'4 x 5'2			x			x
Main	Solarium	11'7 x 4'9			x			x
Main	Bedroom	10' x 14'4			x			x
					x			x
					x			x
					x			x
					x			x

Finished Floor (Main): 768	# of Rooms: 6	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	Crawl/Bsmt. Height:			1	Main	3	No	Barn:
Finished Floor (Below): 0	Restricted Age:			2				Workshop/Shed:
Finished Floor (Basement): 0	# of Pets:	Cats: No	Dogs: No	3				Pool:
Finished Floor (Total): 768 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaws: Age Restrictions, Pets Not Allowed, Rentals Not Allowed			5				Grg Dr Ht:
Unfinished Floor: 0				6				
Grand Total: 768 sq. ft.	Basement: None			7				
				8				

Listing Broker(s): **VPG Realty Inc.**

Welcome to Oceanbrook in the heart of Ambleside Village! This bright West facing home offers mountain and partial ocean views. Renovated in 2010, updates include kitchen, appliances and bathroom. Looking for space? At 763sf including the enclosed solarium, this home has room for oversized furniture in the spacious living room, dining room and bedroom. Resort style amenities come standard at Oceanbrook including an indoor and outdoor pool, hot tub and sauna. The common area party room is the perfect location for a family gathering! With a Walk Score of 93, this 'walkers paradise' is blocks to Ambleside Park and Beach, restaurants, transit and boutique shops. Low maintenance fee include heat, hot water, cable, laundry, amenities and taxes. Open: Sat, 1-3. Sun, 2:30-4:30pm.