

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	0	<b>Approx. Year Built:</b>	1973
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	1	<b>Age:</b>	51
<b>Lot Area: (sq.ft.)</b>	469.00	<b>Full Baths:</b>	1	<b>Zoning:</b>	RM2
<b>Flood Plain:</b>		<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$989.08
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	365.15	<b>For Tax Year:</b>	2023
<b>View:</b>				<b>P.I.D.:</b>	003-374-254

<b>Style of Home:</b>	Inside Unit	<b>Parking:</b>	Total: 1
<b>Construction:</b>	Concrete	<b>Covered Parking:</b>	
<b>Exterior:</b>	Concrete	<b>Parking Access:</b>	Side
<b>Foundation:</b>		<b>Parking:</b>	Open
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	44 - Total Units in Strata: 44
<b># of Fireplaces:</b>		<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Baseboard,Hot Water	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcony(s),Rooftop Deck	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt,Tar & Gravel	<b>Fixtures Leased:</b>	
<b>Floor Finish:</b>		<b>Fixtures Rmvd:</b>	

**View:**

**Mgmt. Company:**

**Complex / Subdiv:**

**Services Connected:** Electricity,Sanitary Sewer,Water

**Legal:** STRATA LOT 25, PLAN VAS97, 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,Shared Laundry,Storage

**Site Influences:**

**Features:**

**Bylaw Restrict:** Pets Not Allowed,Rentals Allowed

**Listing Broker(s):** Rennie & Associates Realty Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Family Room	9'8 x 14'3			
Main	Dining Room	8'4 x 9'0			
Main	Family Room	8'2 x 7'4			
Main	Kitchen	7'7 x 8'7			
Main	Foyer	3'3 x 5'2			

<b>Finished Floor (Main):</b>	469 sqft	<b># Of Rooms:</b>	5	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	1	Main	4	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	1			
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>				
<b>Finished Floor (Total):</b>	469 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	None			
<b>Grand Total:</b>	469 sqft	<b>Beds In Bsmt:</b>	0 / 0			
		<b># Of Pets:</b>	Cats: No, Dogs: No			

This spacious, South-facing studio in West Vancouver's highly coveted Ambleside neighborhood offers boundless potential. Imagine the possibilities as you transform this charming space to fit your unique style. Enjoy exclusive access to a resident-only rooftop patio with stunning 360-degree views-perfect for watching fireworks or simply soaking in the breathtaking scenery. Buy with confidence in a well-maintained building that includes parking and storage. Please note that pets are not allowed and there is shared laundry. With the seawall, library, West Vancouver Rec Centre, transit, restaurants, and shops just steps away, every convenience is right at your doorstep. It doesn't get much better than this!