

GAVIN HUGHES

REAL ESTATE TEAM

 LOVE YOUR NEIGHBOURHOOD



105 - 1896 MARINE DRIVE

AMBLESIDE | WEST VANCOUVER

\$1,599,000

GAVIN HUGHES
PREC, Realtor®
604-626-6618
gavin@gavinhughes.ca

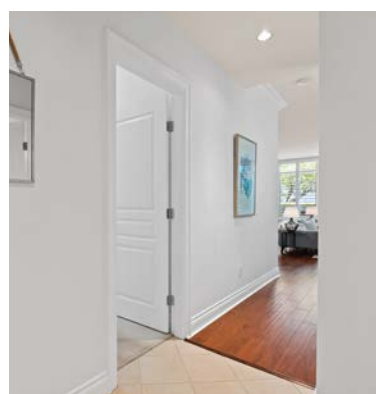
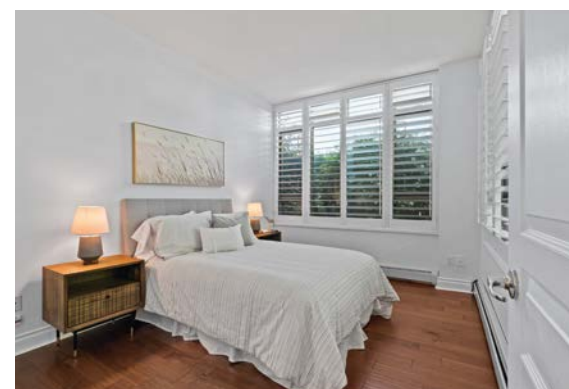
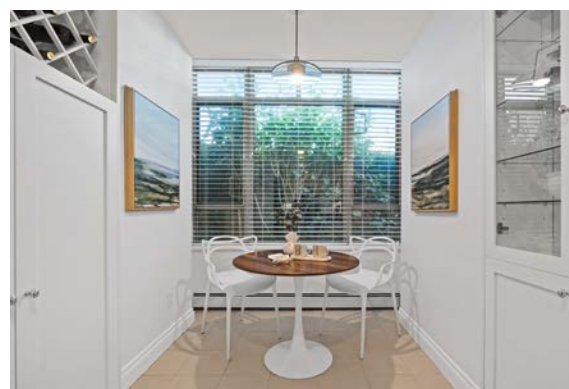
NOVA KOOCHER
Realtor®
604-728-3423
nova@gavinhughes.ca

FOR MORE INFO AND ADDITIONAL MEDIA:
www.gavinhughes.ca





Entertain in style from the expansive living / dining room that extends on to a partly covered spacious patio that has room enough for a family BBQ and a garden.



105 - 1896 MARINE DRIVE

\$1,599,000 | WEST VANCOUVER

HUGE 526 SF PATIO! Rarely available, updated 2BR/2BA condo in the heart of West Vancouver's popular Ambleside neighbourhood. At over 1,200 sf, this spacious home is impeccably updated in a traditional design with lots of natural light. The open and elegant main living area has an inviting gas fireplace and room for house sized furniture. The updated kitchen features custom cabinetry with sleek stainless steel appliances and granite counter tops. Entertain on the show stopping extra-large, partly-covered patio with a bbq gas hookup and plenty of space for gardening. This south facing corner home feels like a house with views to the private patio. Concrete building with 2 parking, large storage locker, pet friendly and short walk to seawall and all Ambleside amenities.

HIGHLIGHTS

- Wide plank hardwood floors
- Recently painted
- South facing
- Private, treed outlook
- Expansive windows
- Granite countertops
- Stainless steel appliances
- Custom cabinetry
- Built in wine rack
- Breakfast nook in kitchen
- 9 ft ceilings
- Large primary bedroom
- Southeast corner suite
- Patio elevated from lane

SPECS

Main Floor:	1,244 sq. ft.
Exterior Patio:	526 sq. ft.
Bedrooms:	2
Bathrooms:	2 (1 ensuite)
Parking:	2 (side by side) garage underbuilding
Features:	Clothes Washer/Dryer Fridge/Stove/DW
Style of Home:	Corner unit, ground floor
Construction:	Concrete
Title:	Freehold Strata
Taxes:	\$2,857.03 (2022)
Storage locker:	Yes (large)
Maintenance Fees:	\$615.48 / month
Year Built:	1999
Fireplace:	Gas (included in maintenance)
Maintenances includes:	Garbage, gas, hot water, management, water
Restrictions:	Smoking restricted, 1 small pet allowed No short term rentals

SCHOOLS & AMENITIES

- Hollyburn Elementary
- West Vancouver Secondary School
- Memorial Park
- West Van Community / Aquatic Centre
- West Vancouver Memorial Library
- 1 Block to Sea Wall
- Fresh Street Market
- OEB Breakfast / Earls Restaurane
- Ambleside Beach and Park
- Transit in front
- Marine Drive shops
- Close to Park Royal Shopping

GAVIN HUGHES

REAL ESTATE TEAM

LOVE YOUR NEIGHBOURHOOD

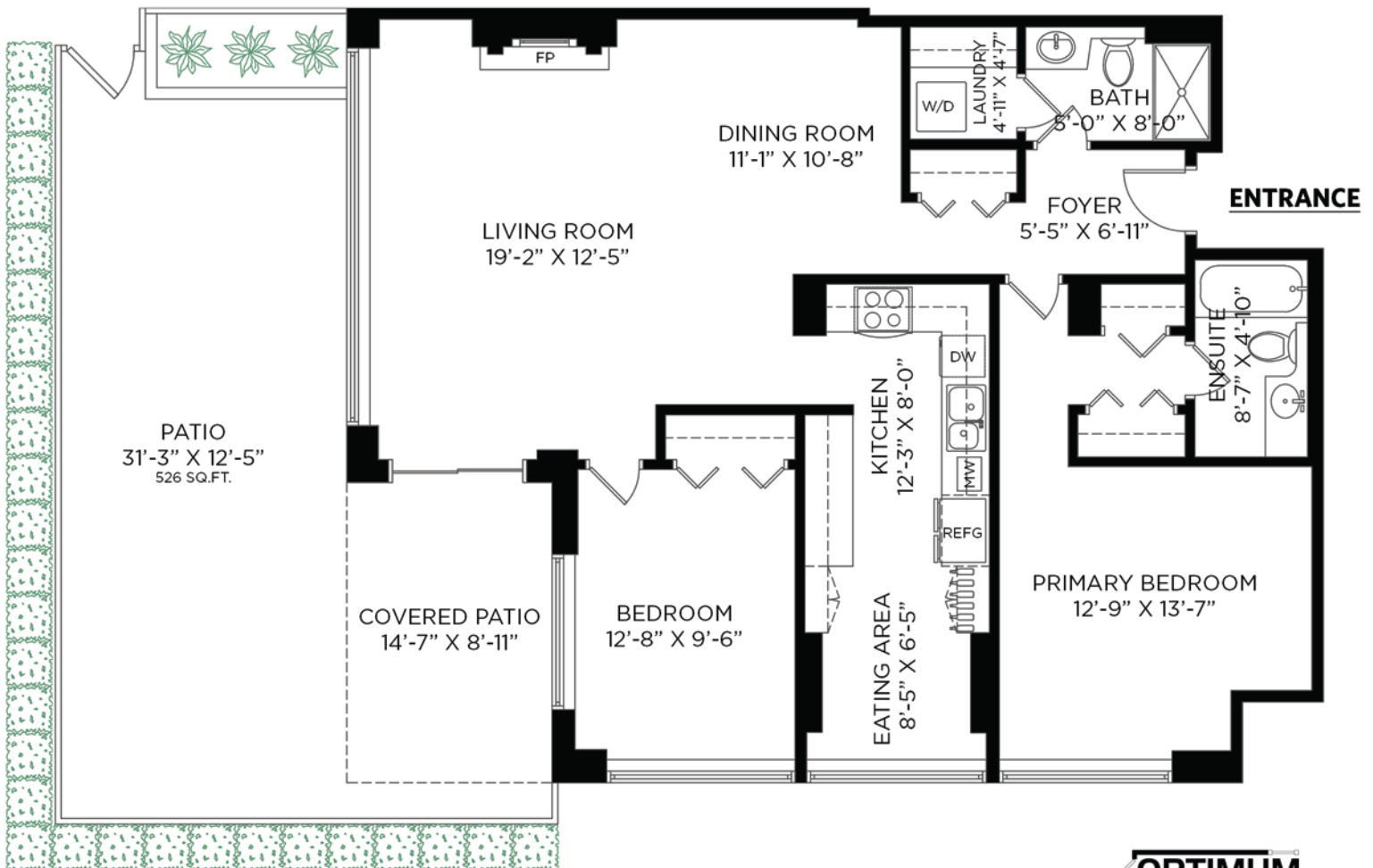
#105-1896 MARINE DR WEST VANCOUVER, BC

2 BEDROOMS + 2 BATHROOMS

TOTAL INTERIOR: 1,244 SQ.FT.

PATIO: 526 SQ.FT.

CEILING HEIGHT: 8'-3" TO 9'-0"



OPTIMUM
FLOOR PLAN DESIGNS



Floor plan not suitable for architectural/construction purposes. ANSI Z765 stand used to calculate square footage. Buyer to verify. E&O insured for \$1,000,000.

The enclosed information while deemed to be correct, is not guaranteed.
Gavin Hughes, Personal Real Estate Corporation

GAVIN HUGHES
PREC, Realtor®
604-626-6618
gavin@gavinhughes.ca

NOVA KOOCHER
Realtor®
604-728-3423
nova@gavinhughes.ca

FOR MORE INFO AND ADDITIONAL MEDIA:
www.gavinhughes.ca



OAKWYN REALTY