



**ERIC CHRISTIANSEN**  
West Vancouver Real Estate

tel. 604-312-9999



## #5 – 1786 Esquimalt Avenue Offered at \$1,329,000

This spacious creek side townhome makes you feel like you are living in a park while being conveniently located in the heart of Ambleside just minutes' walk to transit, shopping, schools etc. features of this completely renovated home include 3 bedrooms, 2 bathrooms, hardwood floors, heated bathroom floors and a gorgeous new kitchen. Excellent value in an incredible neighborhood. Throw away the car keys. You won't need them!

Angell Hasman & Associates (Eric Christiansen) Realty Ltd  
#203 -1544 Marine Drive, West Vancouver, BC V7V 1H8  
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**Active**  
**R2432973**  
Board: V  
Townhouse

**5 1786 ESQUIMALT AVENUE**  
West Vancouver  
Ambleside  
V7V 1R8

Residential Attached  
**\$1,329,000 (LP)**  
(SP)



Sold Date:  
Meas. Type: **Feet**  
Depth / Size (ft.):  
Lot Area (sq.ft.): **0.00**  
Flood Plain:  
Council Apprv?:  
Exposure:  
If new, GST/HST inc?:  
Mgmt. Co's Name: **Self Managed**  
Mgmt. Co's Phone:  
View: **Yes: Park like views**  
Complex / Subdiv:  
Services Connected: **Electricity, Natural Gas, Water**  
Sewer Type:

Frontage (feet):  
Frontage (metres):  
Bedrooms: **3**  
Bathrooms: **2**  
Full Baths: **2**  
Half Baths: **0**  
Maint. Fee: **\$554.00**

Original Price: **\$1,329,000**  
Approx. Year Built: **1981**  
Age: **39**  
Zoning: **RM2**  
Gross Taxes: **\$3,300.89**  
For Tax Year: **2019**  
Tax Inc. Utilities?:  
P.I.D.: **005-957-117**  
Tour: **Virtual Tour URL**

Style of Home: **2 Storey**  
Construction: **Frame - Wood**  
Exterior: **Stucco**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations: **Completely**  
Water Supply: **City/Municipal**  
Fireplace Fuel: **Gas - Natural**  
Fuel/Heating: **Baseboard, Electric**  
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**  
Type of Roof: **Asphalt, Torch-On**

Reno. Year: **2018**  
R.I. Plumbing:  
Metered Water:  
R.I. Fireplaces:  
# of Fireplaces: **1**

Total Parking: **2** Covered Parking: **2** Parking Access: **Lane**  
Parking: **Garage Underbuilding**  
Locker: **Y**  
Dist. to Public Transit: **Near**  
Units in Development:  
Title to Land: **Freehold Strata**  
Property Disc.: **Yes**  
Fixtures Leased: **No**  
Fixtures Rmvd: **No**  
Floor Finish: **Hardwood, Tile**

Dist. to School Bus: **Near**  
Total Units in Strata: **8**

Maint Fee Inc: **Garbage Pickup, Gas, Sewer, Water**  
Legal: **STRATA LOT 5, PLAN VAS804, DISTRICT LOT 775, 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: **In Suite Laundry**  
Site Influences: **Central Location, Recreation Nearby, Shopping Nearby, Ski Hill Nearby**  
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17'8 x 12'11			x			x
Main	Kitchen	14'1 x 8'2			x			x
Main	Dining Room	11'3 x 9'1			x			x
Main	Master Bedroom	12'4 x 11'6			x			x
Main	Walk-In Closet	8'0 x 5'1			x			x
Main	Storage	9'2 x 3'1			x			x
Below	Bedroom	12'6 x 11'6			x			x
Below	Bedroom	10'1 x 8'5			x			x
Below	Office	10'0 x 3'6			x			x
Below	Storage	9'4 x 6'0			x			x

Finished Floor (Main):	<b>906</b>	# of Rooms: <b>10</b>	# of Kitchens: <b>1</b>	# of Levels: <b>3</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	Crawl/Bsmt. Height:			1	<b>Main</b>	<b>3</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>515</b>	Restricted Age:			2	<b>Below</b>	<b>4</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	# of Pets: <b>1</b>	Cats: <b>Yes</b>	Dogs: <b>Yes</b>	3				Pool:
Finished Floor (Total):	<b>1,421 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	<b>0</b>	Bylaws: <b>Pets Allowed w/Rest.</b>			5				Grg Dr Ht:
Grand Total:	<b>1,421 sq. ft.</b>	Basement: <b>None</b>			6				
					7				
					8				

Listing Broker(s): **Angell, Hasman & Associates (Eric Christiansen) Realty Ltd.**

**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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\*\* Approx. based on linear measurement to outside walls  
\*\* Total square footage not taken from original blueprint

5 1786 Esquimalt Ave, West Vancouver, BC

Main Level: 906 sq ft    Deck: 53 sq ft  
Lower Level: 515 sq ft    Patio: 41 sq ft  
Total: 1421 sq ft    Total: 94 sq ft



**ERIC CHRISTIANSEN**  
ANGELL HASMAN & ASSOC. (ERIC CHRISTIANSEN) REALTY LTD.  
WEST VANCOUVER'S TOP SELLING AGENT EVERY YEAR SINCE 2003.\*  
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