

**Behroyan & Associates Real Estate
Services Ltd.**

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**1495 Clyde Avenue
West Vancouver, BC
V7T 1E9**

445 13th Street, Ambleside Terrace , West Vancouver , BC, V7T 2N7, Canada

MLS®# R2801136



Property Value	\$1,999,999
Type	Townhouse
Basement	Fully Finished
Parking	2 Cars Covered
Year Built	2012
Taxes	4730.14
Living Area	1,817 sq.ft.
Bedrooms	3
Bathrooms	2 full & 1 half
Maintenance Fee	769.33

Description

Unbeatable Location, Just a Few Steps from Ambleside Beach! Welcome to Ambleside Terrace, ideally positioned between Park Royal and Ambleside Village, offering the convenience of walkable living and close proximity to all necessities. This modern townhouse presents the epitome of hassle-free living! The main level features impressive high ceilings that guide you into warm living areas and a spacious south-facing patio with a natural gas connection. The meticulously planned kitchen layout is furnished with top-tier Miele appliances, perfectly suited for your culinary passions. Upstairs, the well-lit second floor houses 3 bedrooms, highlighted by the primary bedroom's remarkable pitched ceiling that soars to 11 feet in height. Plentiful storage, an in-suite workshop, and 2 underground parking spots (equipped with electric vehicle charging) are seamlessly accessible from the lower level, making your arrivals and departures effortless. Don't miss this extraordinary opportunity to fully embrace the sought-after Ambleside Beach lifestyle!





