

ROSSETTI



602 570 18TH STREET

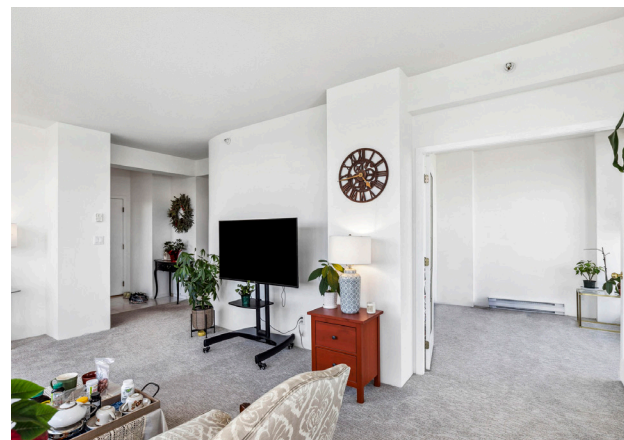
AMBLESIDE, WEST VANCOUVER



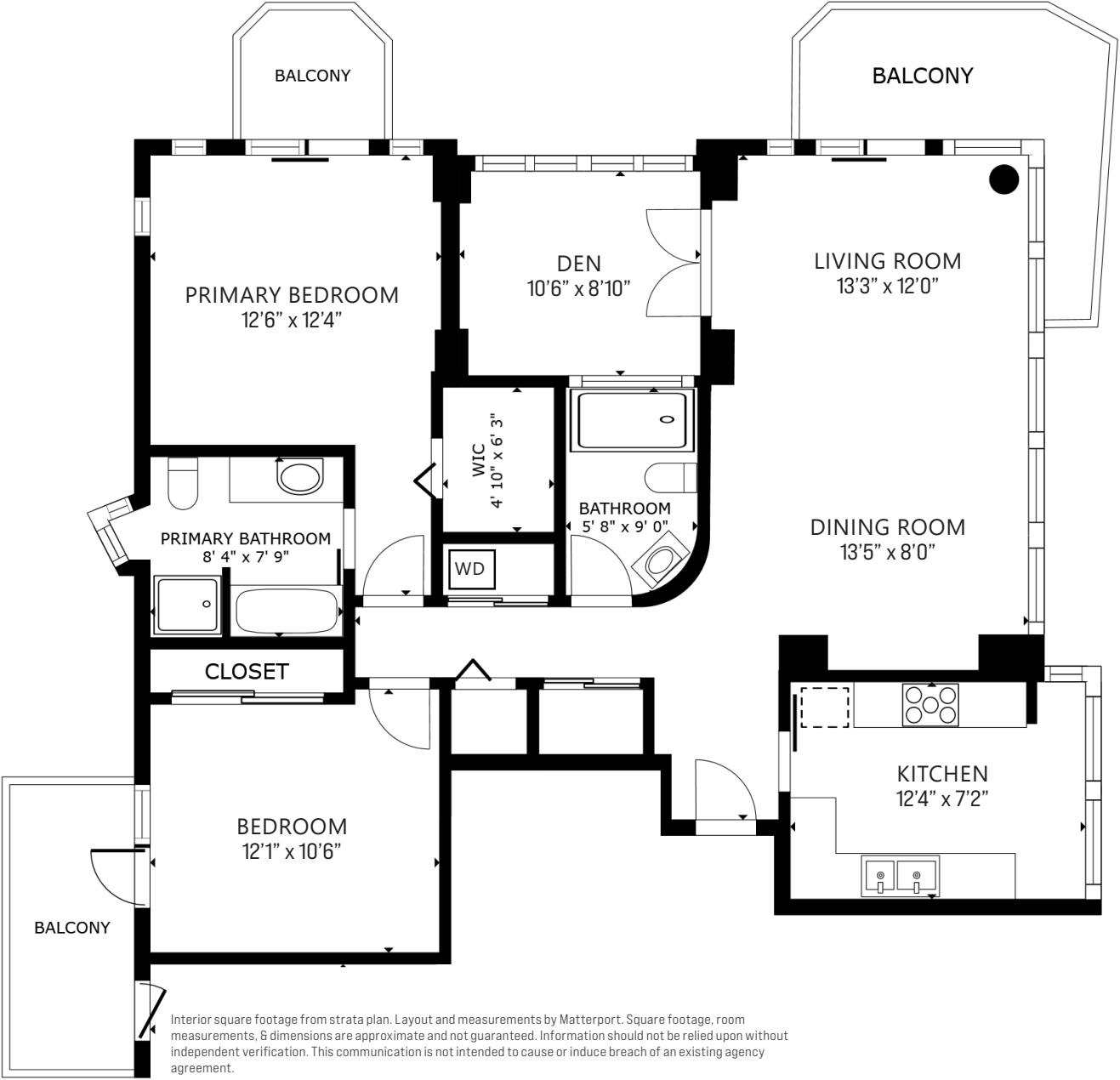
STUNNING SOUTH FACING AMBLESIDE VIEW SUITE

2 Beds + den | 2 Baths | 1,204 Sq/Ft Condo

■ Stunning south facing view suite in the heart of Ambleside. Situated on the southeast corner, the suite offers panoramic views across West Van, the Lions Gate Bridge, Stanley Park, and the Ambleside waterfront. Offering 2 bedrooms, a large den/potential 3rd bedroom, 2 bathrooms, and over 1,200 sq/ft with an abundance of windows and 3 balconies to enjoy the views. Featuring an open plan living/dining room with near floor-to-ceiling windows and sliders to a wraparound balcony – perfect for morning coffees and as a vantage to watch the cruise ships come and go. The kitchen is a comfortable size with an eating area and updated appliances including a stainless fridge, stove, and microwave. The primary bedroom offers a walk-in closet, private balcony, and a 4-piece ensuite. The second bedroom is separated from the primary and offers its own balcony with mountain views. Completing the suite is a 3-piece bathroom, insuite laundry, and a large den – ideal as a home office, though large enough for a 3rd bedroom if desired. Includes 1 parking space and a storage locker. In the Wentworth, a rarely available boutique building with just 2 suites per floor, a guest suite, and a wonderful sense of community. One dog or one cat allowed. Terrific central location with a Walk Score of 94! with all Ambleside amenities at your doorstep including shopping, restaurants, coffee shops, library, transit, the seawall, and the West Van Community and Seniors Centres. The suite is currently rented on a fixed term lease until Oct 31st at \$4,495 per month – great to buy and hold, or plan your move for the end of the lease.







Interior square footage from strata plan. Layout and measurements by Matterport. Square footage, room measurements, & dimensions are approximate and not guaranteed. Information should not be relied upon without independent verification. This communication is not intended to cause or induce breach of an existing agency agreement.