

BUILDING BROCHURE

OCEANBROOK

1425 Esquimalt Ave. · West Vancouver, BC V7T 1L1 · Ambleside



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3 FOR SALE
FROM \$369,800

2 SOLD · 12 MO
\$410,000–\$440,000



Unit Mix

1 Bedroom

21 units
598 – 821 sf
from \$369,800

2 Bedroom

2 units
986 – 1,001 sf
from \$632,800

For Sale in Oceanbrook & Complex

3 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$449,000	1 / 1	643 sf	\$698	215 1425 ESQUIMALT AVENUE
\$399,800	1 / 1	650 sf	\$615	107 1425 ESQUIMALT AVENUE
\$369,800	1 / 1	660 sf	\$560	106 1425 ESQUIMALT AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$440,000	1 / 1ba	761 sf	\$578	2026-06-13
\$410,000	1 / 1ba	644 sf	\$637	2026-03-13
\$474,000	1 / 1ba	664 sf	\$714	2025-06-05
\$650,000	2 / 2ba	986 sf	\$659	2024-09-25

Value & Financing

Price Positioning

\$625 /sq ft

Active listings here average \$625/sf vs \$1094/sf across Ambleside.

43% below area average

Mortgage Snapshot

\$1,771 /mo

Entry price (from) \$369,800
20% down payment \$73,960
Rate / amortization 5.24% · 25 yr

Estimate only — not a lending offer. Rate illustrative; confirm with your mortgage advisor.

YEAR BUILT 1965	LEVELS 7	SUITES 86	CONSTRUCTION Concrete
EXTERIOR Concrete	TITLE TO LAND Shares In Co-operative	STRATA PLAN VAP10851	MANAGEMENT C&c Property Group Ltd.

Overview

Oceanbrook - 1425 Esquimalt Avenue, West Vancouver, BC V7T 1K7 - Located in the popular area of Ambleside in West Vancouver on Esquimalt Avenue and 14 Street. This is a central location that is within walking distance from transit, shops and restaurants in Ambleside. Park Royal Shopping Centre, the waterfront and the seawall are close by. This is a convenient location that allows an easy commute to surrounding destinations. Oceanbrook offers seven levels with 86 units built in 1965. Oceanbrook is a well managed building that features a live-in caretaker, outdoor and indoor pools, hot tub, sauna, a party room, free laundry, storage lockers and is surrounded by beautiful Japanese gardens. Most homes feature open concept floor plan, private balconies and lots of storage. Live the Northshore lifestyle in a location that is within minutes to the best hiking, biking and skiing. This is condo living at its best!

Amenities & Features

- ✓ Elevator
- ✓ Garden
- ✓ Pool; Outdoor
- ✓ Exercise Centre
- ✓ Pool; Indoor
- ✓ Sauna/steam Room

Maintenance Fees Include

- ✓ Cable/satellite
- ✓ Garbage Pickup
- ✓ Heat
- ✓ Management
- ✓ Taxes
- ✓ Caretaker
- ✓ Gardening
- ✓ Hot Water
- ✓ Recreation Facility

Location



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