

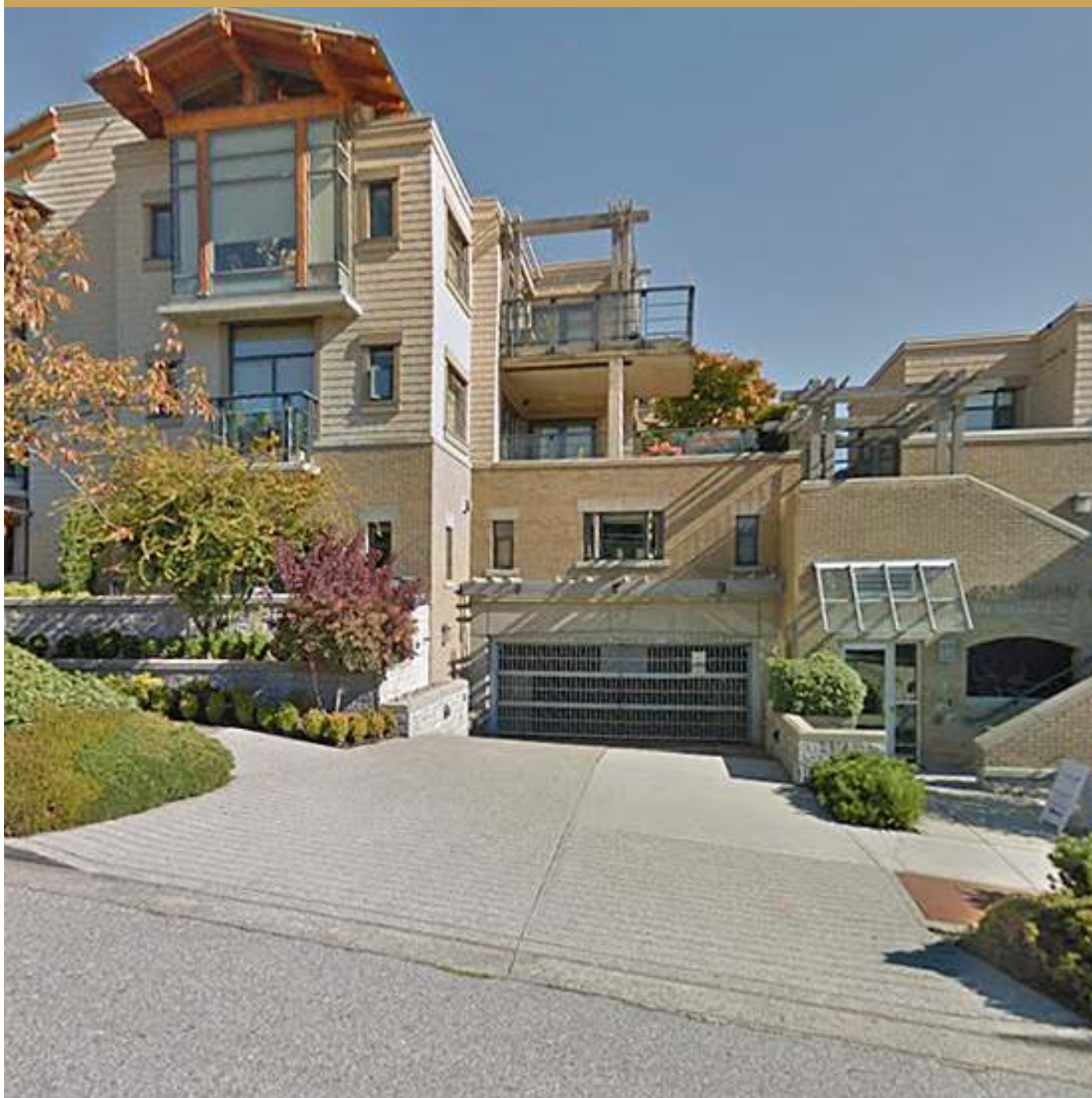
BUILDING BROCHURE

THE HOLLYBURN

550 17th St. · West Vancouver, BC V7V 1J2 · Ambleside



Scan to view online



1 FOR SALE
FROM \$1,349,000

12-MO SOLD TREND
-16.8

Unit Mix

1 Bedroom

1 unit
1,213 – 1,213 sf
from \$1,250,000

2 Bedroom

5 units
1,124 – 1,539 sf
from \$1,349,000

For Sale in The Hollyburn & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$1,349,000	2 / 2	1304 sf	\$1,035	201 550 17TH STREET

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$1,688,000	2 / 2ba	1345 sf	\$1,255	2024-10-09
\$1,898,000	2 / 2ba	1124 sf	\$1,689	2024-06-05
\$1,250,000	1 / 2ba	1213 sf	\$1,031	2022-04-10
\$2,067,000	2 / 3ba	1539 sf	\$1,343	2021-10-27

Value & Financing

Price Positioning

\$1035 /sq ft

Active listings here average **\$1035/sf** vs **\$1109/sf** across Ambleside.

7% below area average

Mortgage Snapshot

\$6,461 /mo

Entry price (from) **\$1,349,000**

20% down payment **\$269,800**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT
2004

LEVELS
3

SUITES
13

CONSTRUCTION
Concrete

EXTERIOR Concrete	TITLE TO LAND Freehold Strata	STRATA PLAN BCS684	ARCHITECT Paul Merrick Architects Ltd
MANAGEMENT Ascent Real Estate Management Corporation			

Overview

The Hollyburn - 550 17th Street, West Vancouver, BC V7V 3T5, BCS684. Located on 17th Street and Fulton Avenue. The "Hollyburn" offers urban living at its best in the heart of West Vancouver. Enjoy harbor views from the Lions Gate to UBC in this gorgeous residence designed by Paul Merrick. This building developed with handsome architectural appointments offers a 'Santa Monica' style with a open courtyard. The Hollyburn offers 13 suits built in 2004. Most of the homes features open floor plan, spacious master suites with ensuite, high ceilings and insuite laundry. Some of the homes have spacious decks. This is a well maintained building with features that include elevators, secured parking, storage lockers, visitor parking, private guest suite for friends and family to enjoy and beautifully manicured gardens surrounding. The location is perfect, just steps to the seawall, John Lawson Park and all your shopping needs. The Hollyburn is an adult oriented community that offers luxury condo living!

Amenities & Features

✓ None

Maintenance Fees Include

✓ Garbage Pickup
✓ Heat

✓ Gas
✓ Management

Location



Les Twarog

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