

haus
COLLECTION



SCAN THIS QR CODE FOR
A VIRTUAL TOUR

426 West
17th Avenue,
Vancouver



8 Bed



8 Bath



3,984 Sq. Ft.



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STONEHAUS
REALTY

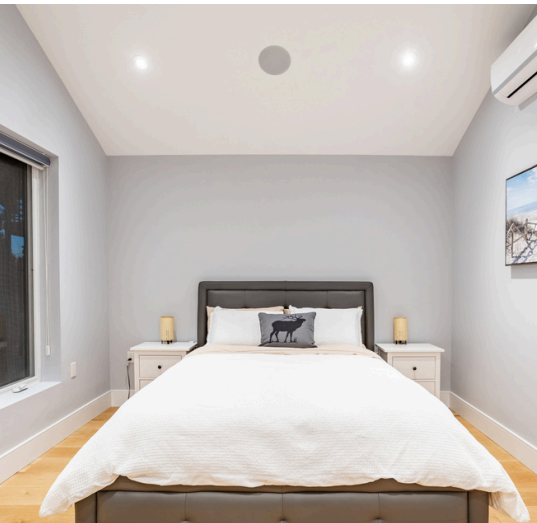


426 West 17th Avenue, Vancouver

**LIGHT-FILLED MODERN DESIGN,
ENTERTAINER'S KITCHEN, ACCESSIBLE MAIN-
FLOOR IN-LAW SUITE, BOUTIQUE-HOTEL
PRIMARY RETREAT, CAMBIE VILLAGE LIVING**

Custom 2021 West Coast home by Desato Enterprises on an oversized 33.3x139 Cambie Village lot, offering 3,984 sqft across THREE addresses. Main home features 4 bed/5 bath with a fully accessible main-floor in-law suite (wheelchair-accessible ensuite, in-suite laundry) plus a vaulted upper primary bedroom retreat with private patio, double vanity, walk-in rain shower, skylights & Custom Closet walk-in. Open-concept main floor with floating glass staircase, floor-to-ceiling windows, gourmet kitchen (Bosch appliance package, entertaining sized island, wine cooler), gas fireplace with cedar post-and-beam detailing, and 4 glass-railing patios. Rec room with full bath down. Premium finishes throughout: 6 Italian-tiled baths w/ LED mirrors, engineered oak floors, 7-zone radiant heat, A/C, 6-zone speaker system, 8-camera security, standing seam metal roof, LongBoard cedar/Sembre facades. Self-contained 2 bed/2 bath laneway home tenanted at \$3,100/mo, plus legal 2 bed/1 bath suite w/ 9' ceilings renting up to \$2,500/mo — over \$5,600/mo combined mortgage-helper income. Steps to Cambie Village shops, cafés & Michelin-recognized dining, Douglas & Queen Elizabeth Parks, and Canada Line transit. A rare turnkey investment in one of Vancouver's most sought-after neighbourhoods.





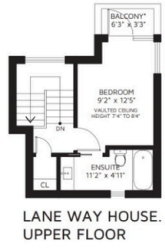
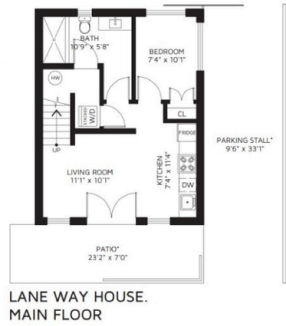
426 WEST 17TH AVENUE, VANCOUVER



UPPER FLOOR	918 SQ FT
MAIN FLOOR	1,123 SQ FT
BASEMENT	1,116 SQ FT
TOTAL FINISHED AREA	3,157 SQ FT

LANE WAY HOUSE	827 SQ FT
BALCONY*	60 SQ FT
BALCONY*	57 SQ FT
DECK*	175 SQ FT
PORCH*	154 SQ FT
LOWER PATIO*	129 SQ FT
CRAWL SPACE*	40 SQ FT
BALCONY*	29 SQ FT
PATIO*	162 SQ FT
PARKING STALL*	314 SQ FT

*NOT INCLUDED IN OVERALL SQUARE FOOTAGE



SCHOOLS

With excellent assigned and local public schools very close to this home, your kids will get a great education in the neighbourhood.



- Simon Fraser Elementary**
Designated Catchment School
Grades K to 7
100 W 15th Ave
- Eric Hamber Secondary**
Designated Catchment School
Grades 8 to 12
960 W 33rd Ave

- École secondaire Jules-Verne**
Designated Catchment School
Grades 7 to 12
5445 Baillie St
- École des Colibris**
Designated Catchment School
Grades K to 6
590 W 65th Ave

- Other Local Schools**
L'École Bilingue Elementary
Grades K to 7
1166 W 14th Ave
- Lord Tennyson Elementary**
Grades K to 7
1936 W 10th Ave

PARKS & REC.

This home is located in park heaven, with 4 parks and a long list of recreation facilities within a 20 minute walk from this address.



- Mount Pleasant Park**
3161 Ontario Street
6 mins
- Heather Park**
702 W 18th Avenue
7 mins

- Douglas Park & Community Centre**
801 W 22nd Av
9 mins

FACILITIES WITHIN A 20 MINUTE WALK

- 5 Playgrounds
- 5 Tennis Courts
- 2 Basketball Courts
- 4 Ball Diamonds
- 6 Sports Fields
- 1 Community Centre
- 1 Splash Pad
- 1 Skateboard Park
- 1 Sports Court
- 1 Community Garden
- 2 Trails
- 1 Fitness/Weight Room

TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest street transit stop is only a 2 minute walk away and the nearest rail transit stop is a 10 minute walk away.

- Nearest Rail Transit Stop**
King Edward Station
10 mins
- Nearest Street Level Transit Stop**
Northbound Cambie St at W 18 Ave
2 mins

SAFETY

With safety facilities in the area, help is always close by. Facilities near this home include a fire station, a hospital, and a police station within 1.22km.

- Vancouver General Hospital**
855 12th Ave W
- Fire Station**
2801 Quebec St
- Police Station**
2120 Cambie St.