

Presented by:
Tom Hassan
 Prudential Sussex Realty - Tom Hassan
 Phone: 604-925-2911 Cell: 604-809-9777
 Email: tom@tomhassan.com
 Website: www.tomhassan.com

West Vancouver, Ambleside MLS# V1000355 Residential Detached
1227 JEFFERSON AV, V7T 2A9 **Active**



List Price: \$1,898,000

Complex/Subdiv:

| | | |
|------------------------|----------------------|---------------------------|
| Frontage: 50.00 ft | Bedrooms: 6 | PID: 004-701-178 |
| Depth/Size: 122 | Bathrooms: 5 | Type: House/Single Family |
| Lot Area SqFt: 6100.00 | Full Baths: 3 | Approx Yr Blt: 1947 |
| Rear Yard Exp: | Half Baths: 2 | Age at List Date: 66 |
| Meas Type: Feet | If New GST/HST Incl: | Taxes: \$4,713 (2012) |
| Flood Plain: | Zoning: SFD | |
| View: N | | |

Serv. Connected: Electricity, Natural Gas, Sanitary Sewer, Water

| | |
|--|---|
| Style of Home: Rancher/Bungalow w/Bsmt. | Total Parking: Covered Parking: 1 |
| Construction: Frame - Wood | Parking Access: Lane |
| Foundation: Concrete Perimeter | Parking Facilities: Garage; Single |
| Exterior: Wood | |
| Rainscreen: R/I Plumbing: | Dist to Public Trans: 1 blocks Dist to School Bus: 2 blocks |
| Type of Roof: Asphalt | Possession: |
| Renovations: Reno Year: | Title to Land: Freehold NonStrata |
| Flooring: | Seller's Interest: Registered Owner |
| Water Supply: City/Municipal | Mortgage Info: \$0 |
| Heat/Fuel: Forced Air, Natural Gas, Electric | |
| No. of Fireplaces: 2 R/I Fireplaces: | Property Disclosure: Y |
| Fireplace Fuel: Gas - Natural | Out Buildings: |
| Outdoor Area: Fenced Yard, Sundeck(s) | |
| Pad Rental: | |
| Fixtures Leas: N | |
| Fixt Removed: | |

Legal: PL VAP4124 LT 10 DL 1065 LD 36 PART SE 1/4, GROUP 1.

Amenities:

Site Influences: Central Location, Lane Access, Private Yard

Features Incl:

| Floor | Type | Dimensions | Floor | Type | Dimensions | Floor | Type | Dimensions |
|---------|----------------|--------------|---------|----------------|---------------|-------|------|------------|
| Main F. | Entrance Hall | 9'1 X 6'6 | Below | Walk-In Closet | 6'7 X 6'1 | | | X |
| Main F. | Living Room | 18'3 X 12'11 | Below | Bedroom | 10' X 11' | | | X |
| Main F. | Dining | 12'3 X 11'4 | Below | Family Room | 11'10 X 9'7 | | | X |
| Main F. | Kitchen | 13' X 11'8 | Below | Kitchen | 11'10 X 11'13 | | | X |
| Main F. | Master Bedroom | 15'8 X 12'7 | Below | Bedroom | 11'10 X 9'7 | | | X |
| Main F. | Bedroom | 13'9 X 10'5 | Below | Storage | 9'11 X 4'9 | | | X |
| Main F. | Bedroom | 13'6 X 11'4 | Below | Utility | 10'1 X 7'1 | | | X |
| Below | Media Room | 16'6 X 11'9 | Main F. | Other | 19' X 12'11 | | | X |
| Below | Bedroom | 14'9 X 10'8 | | | X | | | |
| Below | Office | 10'8 X 8'9 | | | X | | | |

| | | |
|----------------------------------|-------------------------------------|---------------------------------------|
| Floor Area (SqFt): | | Bathrooms |
| Main Floor Area SqFt: 2,092 | Total # Rooms: 18 | 1 4 Piece; Ensuite: Y; Level: Main F. |
| Finished Floor Up SqFt: 0 | # Kitchens: 2 | 2 3 Piece; Ensuite: N; Level: Main F. |
| Finished Floor Down: 1,513 | Finished Levels: 2 | 3 2 Piece; Ensuite: N; Level: Main F. |
| Finished Floor Bsmt SqFt: 0 | Crawl/Bsmt Height: | 4 3 Piece; Ensuite: N; Level: Below |
| Total Finished Floor SqFt: 3,605 | Basement Area: Full, Fully Finished | 5 2 Piece; Ensuite: N; Level: Below |
| | | 6 |
| Unfinished Floor: 65 | Suite: | 7 |
| Grand Total Floor Area: 3,670 | | 8 |

Listing Broker(s): Prudential Sus Rlty-Tom Hassan

Effectively 2 years old, this Ambleside 5 bedroom home is over 3600 square feet and has been completely re-built from the studs. Located on one of West Van's favorite streets, this home offers family plan with 3 bedrooms and 2 bathrooms up spacious open plan kitchen, dining and living room. Lower floor features media room, 4th bedroom and registered 1 bedroom suite. Newly constructed detached 413 sq.ft. home office/guest suite/or teenagers den w/ bthrm and 1 car garage. New Hi Eff furnace, plumbing, soffits, roof, siding, drywall, Low E windows, 3/4" white oak floors, on demand hot water system, in floor heat in bthrms, skylights, central audio system controlled by iPhone, media room HD projector. Quiet street, 1-4 blks to schools.