

Presented by:  
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West Vancouver, Ambleside MLS# V1010657 Residential Detached  
**1388 21ST ST, V7V 4B3** **Active**



List Price: \$1,735,000

Complex/Subdiv:

Frontage: 50.00 ft	Bedrooms: 6	PID: 012-716-685
Depth/Size:	Bathrooms: 5	Type: House/Single Family
Lot Area SqFt: 6100.00	Full Baths: 4	Approx Yr Blt: 1990
Rear Yard Exp:	Half Baths: 1	Age at List Date: 23
Meas Type: Feet	If New GST/HST Incl:	Taxes: \$5,507 (2012)
Flood Plain:	Zoning: SFD	

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

Style of Home: 2 Storey w/Bsmt.	Total Parking: 4	Covered Parking:
Construction: Frame - Wood	Parking Access:	
Foundation: Concrete Perimeter	Parking Facilities: Garage; Double	
Exterior: Stucco		
Rainscreen:	R/I Plumbing:	Dist to Public Trans:
Type of Roof: Wood		Dist to School Bus:
Renovations:	Reno Year:	Possession:
Flooring:		Title to Land: Freehold NonStrata
Water Supply: City/Municipal		Seller's Interest: Registered Owner
Heat/Fuel: Baseboard, Forced Air, Natural Gas		Mortgage Info: \$0
No. of Fireplaces: 2	R/I Fireplaces:	Property Disclosure: Y
Fireplace Fuel: Gas - Natural		Out Buildings:
Outdoor Area: Fenced Yard, Patio(s) & Deck(s)		
Pad Rental:		
Fixtures Leas: N		
Fixt Removed:		

Legal: PL VAP3063 LT 6 BLK 2 DL 1059 LD 36 GROUP 1.

Amenities:

Site Influences:

Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	18'5 X 14'2	Above	Bedroom	14'5 X 12'10			X
Main F.	Kitchen	13'3 X 10'6	Above	Bedroom	12'10 X 10'5			X
Main F.	Family Room	18'10 X 14'11	Below	Recreation Room	18'10 X 13'9			X
Main F.	Dining	14'2 X 13'4	Below	Media Room	16'5 X 13'10			X
Main F.	Den	12'4 X 10'3	Below	Bedroom	15'9 X 11'11			X
Main F.	Eating Area	10'7 X 9'1	Below	Bedroom	13'8 X 11'8			X
Main F.	Entrance Hall	8'11 X 6'10	Below	Steam Room	4'6 X 4'2			X
Main F.	Laundry	9'3 X 5'9						X
Above	Master Bedroom	19'8 X 14'2						X
Above	Bedroom	16'9 X 13'7						X

<b>Floor Area (SqFt):</b>		<b>Bathrooms</b>
Main Floor Area SqFt: 1,595	Total # Rooms: 17	1 2 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt: 1,351	# Kitchens: 1	2 5 Piece; Ensuite: Y; Level: Above
Finished Floor Down: 1,564	Finished Levels: 3	3 4 Piece; Ensuite: N; Level: Above
Finished Floor Bsmt SqFt: 0	Crawl/Bsmt Height:	4 3 Piece; Ensuite: N; Level: Below
Total Finished Floor SqFt: 4,510	Basement Area: Full, Fully Finished	5 3 Piece; Ensuite: N; Level: Below
		6
Unfinished Floor: 31	Suite:	7
Grand Total Floor Area: 4,541		8

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

Dundarave Ambleside Living at its Best! Impressive 4500 sq.ft. 23 yr. old 6 bdrm home has one of the most panoramic westerly water views in West Vancouver. Completely renovated with style this family floor plan features 4 bdrms up with spacious mbdm and stunning 5 piece ensuite. Main floor: open plan ktchn w/ connecting eating area and familyrm, separate living and dining room and home office w/ attached 2 car garage. Down: teenagers dream w/media and rec room, hot tub sauna room, and 2 additional bedrooms (could also be for extended family). Renovations include: gourmet kitchen w/ caesarstone counters, new cabinetry and stainless steel appliances, walnut HW floors, 4 new bthrms and much more. Close to schools, Rec Centre.