

Presented by:  
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West Vancouver, Sentinel Hill MLS# V925483 Residential Detached  
**1031 INGLEWOOD AV, V7T 1Y1** **Active**



List Price: \$2,438,000

Complex/Subdiv: Ambleside

Frontage: 75.00 ft	Bedrooms: 4	PID: 010-867-686
Depth/Size: 122	Bathrooms: 5	Type: House/Single Family
Lot Area SqFt: 9150.00	Full Baths: 5	Approx Yr Blt: 2007
Rear Yard Exp: NW	Half Baths: 0	Age at List Date: 5
Meas Type: Feet	If New GST/HST Incl:	Taxes: \$8,520 (2011)
Flood Plain:	Zoning: SFD	

View: Y - Water View from Master Bedroom, Dining and Living Room  
 Serv. Connected: Electricity, Natural Gas, Sanitary Sewer, Water

Style of Home: 2 Storey w/Bsmt.	Total Parking: 4	Covered Parking: 2
Construction: Frame - Wood	Parking Access: Lane	
Foundation: Concrete Perimeter	Parking Facilities: Garage; Double	
Exterior: Stucco, Wood		
Rainscreen:	R/I Plumbing:	Dist to Public Trans: 1 block
Type of Roof: Asphalt		Dist to School Bus: 4 blocks
Renovations: Completely	Reno Year: 2007	Possession:
Flooring:		Title to Land: Freehold NonStrata
Water Supply: City/Municipal		Seller's Interest: Registered Owner
Heat/Fuel: Natural Gas, Forced Air, Electric		Mortgage Info: \$0
No. of Fireplaces: 4	R/I Fireplaces:	Property Disclosure: Y
Fireplace Fuel: Gas - Natural		Out Buildings:
Outdoor Area: Patio(s) & Deck(s)		
Pad Rental:		
Fixtures Leas: N		
Fixt Removed:		

Legal: PL 6602 LT A DL 1067 LD 36 GROUP 1, OF LOTS 22 TO 24 SE 1/4.  
 Amenities:  
 Site Influences: Central Location, Lane Access, Private Yard, Recreation Nearby, Shopping Nearby  
 Features Incl: Clothes Washer/Dryer, Dishwasher, Disposal - Waste, Drapes/Window Coverings, Garage Door Opener, Jetted Bathtub, Microwave, Oven-Built In, Range, Refrigerator

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	13'7 X 11'11	Below	Media Room	16'11 X 15'3			X
Main F.	Dining	12' X 15'	Below	Games Room	16'10 X 14'10			X
Main F.	Family Room	17'8 X 15'11	Below	Bedroom	15'1 X 9'11			X
Main F.	Kitchen	17'11 X 9'11	Below	Den	11' X 8'			X
Main F.	Mud Room	11'6 X 7'5	Below	Wine Room	10'8 X 8'10			X
Main F.	Entrance Hall	9'5 X 6'11	Below	Other	13'1 X 15'8			X
Above	Master Bedroom	14'7 X 13'5	Below	Utility	6' X 9'10			X
Main F.	Walk-In Closet	5'11 X 5'7			X			X
Above	Bedroom	12'0 X 9'9			X			
Above	Bedroom	12'1 X 11'2			X			

<b>Floor Area (SqFt):</b>		<b>Bathrooms</b>	
Main Floor Area SqFt:	1,523	Total # Rooms:	17
Finished Floor Up SqFt:	944	# Kitchens:	1
Finished Floor Down:	1,325	Finished Levels:	3
Finished Floor Bsmt SqFt:	0	Crawl/Bsmt Height:	
Total Finished Floor SqFt:	3,792	Basement Area:	Fully Finished, Full
Unfinished Floor:	60	Suite:	
Grand Total Floor Area:	3,852		

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

Ambleside Luxury Family Home. Location, view and hot price. Completely re-built and effectively 5 years old. Traditional 3 level family plan w/ 5 bedrooms, 5 bathrooms on oversized 75 x 122 ft south facing lot. On Touch Home Automation System controls lights, FP, music, heat. 3 bdrms up w/ 6 piece mdrm ensuite (steam, jacuzzi). Custom kitchen w/ mahogany cabinetry, granite, wine fridge, top of line appliances: Sub Zero, Delonghi, Electrolux, Fisher Rykel. 2 covered heated balconies w/ BI BQ and outside FP. BI Vac, Sprinkler, 2 kitchen sinks, 2 wine fridges, custom wood blinds, surround sound. Includes 4 Plasma TVs all electronics. Bonus detached office or nanny/guest room. 4-6 blocks to top schools. Irreplaceable at this price!