

Presented by:
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West Vancouver, Sentinel Hill MLS# V986941 Residential Detached
950 11TH ST, V7T 2M3 **Active**



List Price: \$1,838,000

Complex/Subdiv: Ambleside

Frontage: 80.00 ft	Bedrooms: 4	PID: 009-004-963
Depth/Size: 138	Bathrooms: 3	Type: House/Single Family
Lot Area SqFt: 11056.00	Full Baths: 2	Approx Yr Blt: 1964
Rear Yard Exp: NE	Half Baths: 1	Age at List Date: 49
Meas Type: Feet	If New GST/HST Incl:	Taxes: \$6,009 (2012)
Flood Plain:	Zoning: SFD	

View: Y - Water and Westerly Island View
 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: Wood		
Rainscreen:	R/I Plumbing: Dist to Public Trans: 1 block	Dist to School Bus: 5 blocks
Type of Roof: Asphalt	Possession:	
Renovations: Completely	Reno Year:	Title to Land: Freehold NonStrata
Flooring: Wall/Wall/Mixed	Seller's Interest: Registered Owner	
Water Supply: City/Municipal	Mortgage Info: \$0	
Heat/Fuel: Natural Gas, Forced Air		
No. of Fireplaces: 2	R/I Fireplaces:	Property Disclosure: Y
Fireplace Fuel: Gas - Natural		Out Buildings:
Outdoor Area: Fenced Yard, Patio(s)		
Pad Rental:		
Fixtures Leas: N		
Fixt Removed:		

Legal: PL VAP11803 LT E DL 1050 LD 36 PART NW 1/4, GROUP 1.

Amenities:

Site Influences: Central Location

Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW, Garage Door Opener, Security System

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Entrance Hall	10' X 12'9	Above	Bedroom	11'3 X 13'9			X
Main F.	Living Room	25'6 X 14'	Above	Bedroom	10'8 X 10'3			X
Main F.	Dining	12'2 X 12'2	Above	Bedroom	10'6 X 10'3			X
Main F.	Kitchen	17'3 X 12'5	Below	Games Room	16'10 X 13'			X
Main F.	Family Room	11'6 X 13'2	Below	Pantry	7'2 X 11'4			X
Main F.	Recreation Room	18'3 X 19'6	Below	Utility	10'6 X 10'3			X
Main F.	Den	9'2 X 13'2	Below	Storage	13'9 X 11'8			X
Main F.	Laundry	11'6 X 13'2	Below	Storage	7'8 X 14'5			X
Above	Master Bedroom	17'2 X 12'2			X			
Above	Walk-In Closet	7'1 X 4'2			X			

Floor Area (SqFt):		Bathrooms	
Main Floor Area SqFt:	1,861	Total # Rooms:	18
Finished Floor Up SqFt:	1,023	# Kitchens:	1
Finished Floor Down:	358	Finished Levels:	3
Finished Floor Bsmt SqFt:	0	Crawl/Bsmt Height:	4
Total Finished Floor SqFt:	3,242	Basement Area:	Part, Partly Finished
			5
			6
Unfinished Floor:	86	Suite:	7
Grand Total Floor Area:	3,328		8

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

Simply Stunning Completely renovated with westerly ocean, island and mountain views. Everything like new in this 4 bedroom traditional family home on 3 levels. Features 4 bdrms up, main floor: living, dining, kitchen, family room, rec room, den and laundry room. Lower floor: games room, pantry and tons of storage. Brand new kitchen, bathrooms, floors, windows, furnace, appliances, roof and so much more! This is a rare find in prime Ambleside w/ oversized completely fenced yard, 11,056 square feet, cul-de-sac lane access, sunny southwestern exposure, 2 car garage on lane and circular driveway in front. Within blocks of Ridgeview Elementary (0-7) and West Van Secondary (8-12), Ambleside Village, Lions Gate Bridge. Pleasure to show!