



Presented by:

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**Active**  
**R2223958**

Board: V  
House/Single Family

### 1472 FULTON AVENUE

West Vancouver

Ambleside

V7T 1P1

Residential Detached

**\$2,250,000** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>50.00</b>	Original Price: <b>\$2,250,000</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>3</b>	Approx. Year Built: <b>1925</b>
Depth / Size: <b>133</b>	Bathrooms:	<b>2</b>	Age: <b>92</b>
Lot Area (sq.ft.): <b>6,645.00</b>	Full Baths:	<b>2</b>	Zoning: <b>RS-5</b>
Flood Plain:	Half Baths:	<b>0</b>	Gross Taxes: <b>\$5,002.83</b>
Rear Yard Exp:			For Tax Year: <b>2017</b>
Council Apprv?:			Tax Inc. Utilities?:
If new, GST/HST inc?:			P.I.D.: <b>011-515-791</b>
			Tour:

View: :

Complex / Subdiv:

Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: **2 Storey**  
Construction: **Concrete Block, Frame - Wood**  
Exterior: **Wood**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
# of Fireplaces: **1**  
Fireplace Fuel: **Gas - Natural**  
Water Supply: **City/Municipal**  
Fuel/Heating: **Electric, Natural Gas**  
Outdoor Area: **Fenced Yard, Patio(s) & Deck(s)**  
Type of Roof: **Asphalt**

Reno. Year:  
R.I. Plumbing:  
R.I. Fireplaces:

Total Parking: **1** Covered Parking: **1** Parking Access: **Rear**  
Parking: **Carport & Garage**

Dist. to Public Transit:  
Title to Land: **Freehold NonStrata** Dist. to School Bus:

Property Disc.: **Yes**  
PAD Rental:  
Fixtures Leased: **No** :  
Fixtures Rmvd: :  
Floor Finish:

Legal: **PL VAP4523 LT 16 DL 1054 LD 36**

Amenities:

Site Influences:

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'8 x 11'4			x			x
Main	Dining Room	8'6 x 7'5			x			x
Main	Kitchen	11'8 x 7'10			x			x
Main	Bedroom	16'11 x 10'9			x			x
Main	Bedroom	10'10 x 10'10			x			x
Main	Foyer	5'7 x 3'7			x			x
Below	Recreation	19'5 x 7'7			x			x
Below	Other	12'6 x 8'6			x			x
Below	Bedroom	10'8 x 10'			x			
Below	Laundry	12'1 x 12'			x			

Finished Floor (Main):	<b>991</b>	# of Rooms: <b>10</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens: <b>1</b>	1	<b>Main</b>	<b>4</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>610</b>	# of Levels: <b>2</b>	2	<b>Below</b>	<b>3</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite:	3				Pool:
Finished Floor (Total):	<b>1,601 sq. ft.</b>	Crawl/Bsmt. Height:	4				Garage Sz:
		Beds in Basement: <b>0</b>	5				Door Height:
Unfinished Floor:	<b>0</b>	Basement: <b>Full</b>	6				
Grand Total:	<b>1,601 sq. ft.</b>	Beds not in Basement: <b>3</b>	7				
			8				

Listing Broker(s): **Royal LePage Sussex-Tom Hassan**

**When was the last time a house in prime Ambleside was listed at this amazing price. Great starter home, rental property or build your dream home. This 6,645 sq.ft south side exposure is well maintained with some updating over the years. 3 bedrooms, 2 bathrooms, 2 level bungalow with lane access and 1 car detached garage. Level sunny back yard surrounded in large cedar trees and landscaping creating great privacy. Within walking distance of the Sea Wall, shopping, restaurants in prime Ambleside. Great investments at this price range.**