

Presented by:  
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West Vancouver, Ambleside MLS# V1072438 Residential Detached  
**1425 HAYWOOD AV, V7T 1V5** **Active**



List Price: \$2,599,000

Complex/Subdiv: AMBLESIDE

Frontage: 60.04 ft	Bedrooms: 6	PID: 006-834-051
Depth/Size:	Bathrooms: 4	Type: House/Single Family
Lot Area SqFt: 8555.00	Full Baths: 4	Approx Yr Blt: 1990
Rear Yard Exp: N	Half Baths: 0	Age at List Date: 24
Meas Type: Feet	If New GST/HST Incl:	Taxes: \$6,197 (2013)
Flood Plain:	Zoning: SFD	

View: Y - Ocean view  
 Serv. Connected: Community, Electricity, Natural Gas, Sanitary Sewer, Water

Style of Home: 2 Storey w/Bsmt.	Total Parking: 2	Covered Parking: 2
Construction: Frame - Wood	Parking Access: Rear	
Foundation: Concrete Perimeter	Parking Facilities: Garage; Double, Add. Parking Avail.	
Exterior: Stucco, Wood		
Rainscreen:	R/I Plumbing:	Dist to Public Trans:
Type of Roof: Wood		Dist to School Bus:
Renovations: Completely	Reno Year: 2014	Possession:
Flooring:		Title to Land: Freehold NonStrata
Water Supply: City/Municipal		Seller's Interest: Registered Owner
Heat/Fuel: Forced Air, Natural Gas		Mortgage Info: \$0
No. of Fireplaces: 3	R/I Fireplaces:	Property Disclosure: Y
Fireplace Fuel: Gas - Natural		Out Buildings:
Outdoor Area: Patio(s)		
Pad Rental:		
Fixtures Leas: N		
Fixt Removed:		

Legal: PL VAP6811 LT 8 DL 1054 LD 36 PART NE 1/4, GROUP 1.  
 Amenities:  
 Site Influences:  
 Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Entrance Hall	16' X 6'11	Above	Walk-In Closet	9'9 X 6'3			X
Main F.	Living Room	19'1 X 15'9	Above	Bedroom	14'1 X 10'10			X
Main F.	Dining	15'8 X 11'3	Above	Bedroom	11'2 X 10'6			X
Main F.	Kitchen	15'3 X 11'11	Above	Bedroom	11'2 X 10'6			X
Main F.	Eating Area	11'10 X 9'3	Above	Bedroom	12'4 X 9'9			X
Main F.	Family Room	17'1 X 15'2	Below	Media Room	21'10 X 16'0			X
Main F.	Pantry	6'11 X 3'11	Below	Bedroom	28'1 X 14'9			X
Main F.	Laundry	12'9 X 6'	Below	Utility	12'6 X 7'10			X
Main F.	Den	11'4 X 10'4						X
Above	Master Bedroom	15'9 X 15'8						X

<b>Floor Area (SqFt):</b>		<b>Bathrooms</b>	
Main Floor Area SqFt:	1,693	Total # Rooms:	18
Finished Floor Up SqFt:	1,383	# Kitchens:	1
Finished Floor Down:	1,290	Finished Levels:	3
Finished Floor Bsmt SqFt:	0	Crawl/Bsmt Height:	
Total Finished Floor SqFt:	4,366	Basement Area:	Fully Finished
Unfinished Floor:	139	Suite:	
Grand Total Floor Area:	4,505		

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

Shaughnessy Style in Prime Ambleside. Located on the Golden Block, this 4,500 sqft Executive class 6 bedroom home has been completely renovated to perfection. This home has everything... 5 bedrooms up with huge master suite, main floor has separate living and dining room, kitchen family room combination, den or 6th bedroom attached 2 car garage. Lower floor has professional media room, games area and self contained nanny suite w/ separate entrance. Oversized 60x140 foot lot with ocean views, private and lots of level grass yard or room for a pool. Perfect home for large or extended family. Within blocks of Ridgeview and WV Secondary and Ambleside Village.