



Presented by:
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Active
R2311241
 Board: V
 House/Single Family

1178 ESQUIMALT AVENUE
 West Vancouver
 Ambleside
 V7T 1K1

Residential Detached
\$3,388,000 (LP)
 (SP)



Sold Date: Frontage (feet): **33.00** Original Price: **\$3,388,000**
 Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **2014**
 Depth / Size: **122** Bathrooms: **4** Age: **4**
 Lot Area (sq.ft.): **4,026.00** Full Baths: **3** Zoning: **SFD**
 Flood Plain: Half Baths: **1** Gross Taxes: **\$7,677.51**
 Rear Yard Exp: **Southwest** For Tax Year: **2017**
 Council Apprv?: Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **012-870-668**
 Tour: **Virtual Tour URL**

View: **Yes: Panoramic bridge harbour**
 Complex / Subdiv:
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **2 Storey w/Bsmt.**
 Construction: **Frame - Wood**
 Exterior: **Stone, Stucco**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **1**
 Fireplace Fuel: **Natural Gas**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Radiant**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
 Type of Roof: **Torch-On**

Total Parking: **4** Covered Parking: **2** Parking Access: **Lane**
 Parking: **Garage; Double**
 Dist. to Public Transit: **1 block** Dist. to School Bus: **2 blocks**
 Title to Land: **Freehold NonStrata**
 Property Disc.: **Yes**
 PAD Rental:
 Fixtures Leased: **No** :
 Fixtures Rmvd: **No** :
 Floor Finish: **Hardwood**

Legal: **PL VAP3459 LT 4 BLK 7 DL 237 LD 36. GROUP 1.**
 Amenities: **Elevator, Workshop Attached**
 Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
 Features: **Air Conditioning, Clothes Washer, Dishwasher, Garage Door Opener, Refrigerator, Security System, Sprinkler - Inground, Stove, Vacuum**

| Floor | Type | Dimensions | Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|----------------|---------------|-------|-------------|-------------|-------|------|------------|
| Main | Foyer | 8' x 8' | Below | Kitchen | 7' x 10' | | | x |
| Main | Master Bedroom | 13'7 x 11'5 | Below | Bedroom | 10'5 x 10'3 | | | x |
| Main | Walk-In Closet | 7'7 x 5'3 | Below | Living Room | 8' x 7' | | | x |
| Main | Bedroom | 10'5 x 10'3 | Below | Den | 7' x 6' | | | x |
| Main | Bedroom | 11'5 x 10'9 | Below | Utility | 7' x 8' | | | x |
| Main | Mud Room | 10'4 x 6'4 | Below | Workshop | 10' x 8' | | | x |
| Main | Den | 10' x 10' | | | | | | x |
| Above | Living Room | 21'11 x 13'11 | | | | | | x |
| Above | Dining Room | 11' x 12' | | | | | | x |
| Above | Kitchen | 13'4 x 13' | | | | | | x |

| | | | | | | | | |
|----------------------------|----------------------|-----------------------|-----------------------|------|--------------|-------------|------------|----------------|
| Finished Floor (Main): | 1,100 | # of Rooms: | 16 | Bath | Floor | # of Pieces | Ensuite? | Outbuildings |
| Finished Floor (Above): | 772 | # of Kitchens: | 2 | 1 | Above | 2 | No | Barn: |
| Finished Floor (Below): | 1,271 | # of Levels: | 3 | 2 | Main | 5 | Yes | Workshop/Shed: |
| Finished Floor (Basement): | 0 | Suite: | Licensed Suite | 3 | Main | 3 | No | Pool: |
| Finished Floor (Total): | 3,143 sq. ft. | Crawl/Bsmt. Height: | | 4 | Below | 3 | No | Garage Sz: |
| Unfinished Floor: | 0 | Beds in Basement: | 0 | 5 | | | | Door Height: |
| Grand Total: | 3,143 sq. ft. | Beds not in Basement: | 4 | 6 | | | | |
| | | Basement: | Fully Finished | 7 | | | | |
| | | | | 8 | | | | |

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

Georgie Award Gold Winner. Built by Blackfish Homes this award winning 4 bdrm home has one of the most stunning views in Lower Ambleside. Sophisticated stylish design...has everything you want in Lower Ambleside Village. Reverse plan w/ open floor plan top floor kitchen-dining-living, 20 x 20 ft sundeck w/ jaw dropping views of LG bridge,harbour Van Island. Vaulted ceilings, gourmet designed kitchen, wet bar, hidden TV cabinetry, south and north sundecks walls of glass steel staircase, elevator that takes you to attached garage. Main floor 3 spacious bdrms w/ master ensuite luxury, WI closet, mudroom w/ separate outside door, den w/ exposed stone wall over looking garden. Lower floor attached 2 car garage, workshop and separate legal 1 bedrm suite. One of the best homes I have seen!