

Presented by:
Tom Hassan
 Prudential Sussex Realty - Tom Hassan
 Phone: 604-925-2911 Cell: 604-809-9777
 Email: tom@tomhassan.com
 Website: www.tomhassan.com

West Vancouver, Ambleside MLS# V1041775 Residential Detached
1295 NEPAL CR, V7T 2H4 **Active**



List Price: \$1,350,000

Complex/Subdiv:

Frontage: 72.79 ft	Bedrooms: 4	PID: 009-855-572
Depth/Size:	Bathrooms: 2	Type: House/Single Family
Lot Area SqFt: 16824.00	Full Baths: 1	Approx Yr Blt: 1957
Rear Yard Exp:	Half Baths: 1	Age at List Date: 57
Meas Type: Feet	If New GST/HST Incl:	Taxes: \$4,702 (2013)
Flood Plain:	Zoning: SFD	

View: Y - Nice view of Lions Gate Bridge and Harbour
 Serv. Connected: Electricity, Natural Gas, Sanitary Sewer, Water

Style of Home: Rancher/Bungalow w/Bsmt.	Total Parking: Covered Parking: 1
Construction: Frame - Wood	Parking Access: Front
Foundation: Concrete Perimeter	Parking Facilities: Carport; Single
Exterior: Other	
Rainscreen:	R/I Plumbing: Dist to Public Trans: Dist to School Bus:
Type of Roof: Asphalt	Possession:
Renovations:	Reno Year: Title to Land: Freehold NonStrata
Flooring:	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: Wood	Out Buildings:
Outdoor Area: Sundeck(s)	
Pad Rental:	
Fixtures Leas: N	
Fixt Removed:	

Legal: PL VAP8980 LT 1 BLK 4 DL 1082 LD 36 GROUP 1.
 Amenities:
 Site Influences: Cul-de-Sac, Central Location, Private Yard, Private Setting, Recreation Nearby, Shopping Nearby
 Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	21'1 X 13'4	Below	Laundry	10'10 X 12'9			X
Main F.	Dining	14'1 X 8'5	Below	Storage	13' X 12'8			X
Main F.	Kitchen	9'11 X 8'9	Below	Workshop	11'6 X 11'4			X
Main F.	Eating Area	9'11 X 8'11			X			X
Main F.	Master Bedroom	13'4 X 11'7			X			X
Main F.	Bedroom	10'11 X 10'8			X			X
Main F.	Bedroom	10' X 9'10			X			X
Below	Recreation Room	20'3 X 12'9			X			X
Below	Bedroom	15'5 X 12'6			X			
Below	Den	8'7 X 4'4			X			

Floor Area (SqFt):		Bathrooms
Main Floor Area SqFt: 1,336	Total # Rooms: 13	1 5 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt: 0	# Kitchens: 1	2 2 Piece; Ensuite: N; Level: Below
Finished Floor Down: 1,359	Finished Levels: 2	3
Finished Floor Bsmt SqFt: 0	Crawl/Bsmt Height: 4	4
Total Finished Floor SqFt: 2,695	Basement Area: Full, Fully Finished	5
		6
Unfinished Floor: 0	Suite:	7
Grand Total Floor Area: 2,695		8

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

Ambleside's best priced 4 bedroom family home located on 16,824 sqft lot (1/3 acre). Ocean and bridge views, 2,695 sqft. Family plan features 3 bdrms on main floor, kitchen w/eating area, separate dining and living room. Lower floor boasts 20' x 12' recreation room w/cozy granite stone fireplace, bar area, 4th bdrm, billards room, tool shop and loads of storage or future potential suite. Well maintained home in move-in condition and perfect starter home to renovate further as needed. Double glazed windows, hardwood floors throughout. Oversized backyard features rolling lawns and gardens, your own mini-Stanley Park. Within blocks to Ridgeview Elementary and WV Secondary (kids trail on Ottawa Ave. to Mathers).