

Presented by:
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West Vancouver, Ambleside Residential Detached
1264 INGLEWOOD AV, V7T 1Y6 MLS# V1040046
Active



List Price: \$1,698,000

Complex/Subdiv:

Frontage: 60.00 ft	Bedrooms: 3	PID: 005-708-281
Depth/Size: 146	Bathrooms: 3	Type: House/Single Family
Lot Area SqFt: 8766.00	Full Baths: 1	Approx Yr Blt: 1940
Rear Yard Exp:	Half Baths: 2	Age at List Date: 74
Meas Type: Feet	If New GST/HST Incl:	Taxes: \$5,143 (2013)
Flood Plain:	Zoning: SFD	

View: Y - Partial Bridge, city and water view
 Serv. Connected: Electricity, Natural Gas, Sanitary Sewer, Water

Style of Home: 2 Storey w/Bsmt.	Total Parking:	Covered Parking:
Construction: Frame - Wood	Parking Access: Lane, Front	
Foundation: Concrete Perimeter	Parking Facilities: Open	
Exterior: Stucco, Wood		
Rainscreen:	R/I Plumbing:	Dist to Public Trans: 1 Block
Type of Roof: Asphalt		Dist to School Bus: 2 Blocks
Renovations:	Reno Year:	Possession:
Flooring: Hardwood		Title to Land: Freehold NonStrata
Water Supply: City/Municipal		Seller's Interest: Registered Owner
Heat/Fuel: Natural Gas, Forced Air		Mortgage Info: \$0
No. of Fireplaces: 1	R/I Fireplaces:	Property Disclosure: Y
Fireplace Fuel: Wood		Out Buildings:
Outdoor Area: Sundeck(s)		
Pad Rental:		
Fixtures Leas: N		
Fixt Removed:		

Legal: PL VAP3969 LT 4 DL 1052 LD 36 PART N 1/2 OF NW 1/4, GROUP 1.
 Amenities:
 Site Influences: Lane Access
 Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	12' X 10'4			X			X
Main F.	Dining	12' X 9'			X			X
Main F.	Kitchen	10'4 X 15'			X			X
Main F.	Master Bedroom	10'4 X 10'4			X			X
Main F.	Entrance Hall	6'2 X 4'9			X			X
Above	Bedroom	12' X 9'10			X			X
Above	Bedroom	11'9 X 9'10			X			X
Above	Den	7'6 X 11'2			X			X
Below	Other	29' X 19'			X			
Below	Other	16'6 X 6'6			X			

Floor Area (SqFt):				Bathrooms	
Main Floor Area SqFt:	710	Total # Rooms:	10	1	4 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt:	460	# Kitchens:	1	2	2 Piece; Ensuite: N; Level: Above
Finished Floor Down:	0	Finished Levels:	3	3	1 Piece; Ensuite: N; Level: Below
Finished Floor Bsmt SqFt:	0	Crawl/Bsmt Height:		4	
Total Finished Floor SqFt:	1,170	Basement Area:	Full, Unfinished	5	
				6	
Unfinished Floor:	728	Suite:		7	
Grand Total Floor Area:	1,898			8	

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

Golden Block of Ambleside. This oversized 60 x 146 foot southside lot features partial views of Lions Gate Bridge, Downtown and westerly water views. Lots of this size are rarely available in this sunny, flat and quiet area of Ambleside. Well maintained 3 level 3 bedroom homes has many updates including: new kitchen w/ granite countertops and cabinetry, 2 new bathrooms, spacious sundeck, electrical. Rentable and very livable house but treat as land value as neighbouring new houses have sold \$2.75-\$2.8M. 2 blocks to Ridgeview Elementary School, 6 blocks to WV Secondary School. One of the last oversized lots available in Ambleside!