

Presented by:
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West Vancouver, Ambleside MLS# V1099864 Residential Detached
1768 INGLEWOOD AV, V7V 1Z1 **Active**



List Price: \$2,488,000

Complex/Subdiv:

Frontage: 75.00 ft	Bedrooms: 5	PID: 025-971-042
Depth/Size:	Bathrooms: 5	Type: House/Single Family
Lot Area SqFt: 23983.00	Full Baths: 5	Approx Yr Blt: 1928
Rear Yard Exp:	Half Baths: 0	Age at List Date: 87
Meas Type: Feet	If New GST/HST Incl:	Taxes: \$6,635 (2014)
Flood Plain:	Zoning: SFD	

View: Y - Partial Ocean & City
 Serv. Connected: Electricity, Natural Gas, Sanitary Sewer, Water

Style of Home: 2 Storey w/Bsmt.	Total Parking: 8	Covered Parking: 2
Construction: Frame - Wood	Parking Access: Front, Lane	
Foundation: Concrete Perimeter	Parking Facilities: Carport; Multiple, RV Parking Avail.	
Exterior: Mixed		
Rainscreen:	R/I Plumbing:	Dist to Public Trans:
Type of Roof: Wood		Dist to School Bus:
Renovations:	Reno Year:	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: 2	R/I Fireplaces:	Property Disclosure: N - Y
Fireplace Fuel: Gas - Natural		Out Buildings:
Outdoor Area: Balcony(s); Patio(s) or Deck(s)		
Pad Rental:		
Fixtures Leas: N		
Fixt Removed:		

Legal: PL BCP11950 LT B DL 1056 LD 36 EPBCP11952.
 Amenities:
 Site Influences:
 Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	15' X 21'	Below	Bedroom	9' X 10'			X
Main F.	Kitchen	10' X 12'	Below	Hobby Room	9' X 9'			X
Main F.	Dining	11' X 15'	Below	Kitchen	6' X 9'			X
Main F.	Master Bedroom	14' X 14'			X			X
Main F.	Den	12' X 9'			X			X
Main F.	Foyer	8' X 9'			X			X
Above	Bedroom	10' X 13'			X			X
Above	Bedroom	9' X 11'			X			X
Above	Bedroom	6' X 9'			X			X
Below	Recreation Room	19' X 15'			X			X

Floor Area (SqFt):		Bathrooms	
Main Floor Area SqFt:	1,550	Total # Rooms:	13
Finished Floor Up SqFt:	965	# Kitchens:	2
Finished Floor Down:	900	Finished Levels:	3
Finished Floor Bsmt SqFt:	0	Crawl/Bsmt Height:	4 4 Piece; Ensuite: N; Level: Above
Total Finished Floor SqFt:	3,415	Basement Area:	5 4 Piece; Ensuite: N; Level: Below
Unfinished Floor:	0	Suite:	6
Grand Total Floor Area:	3,415		7
			8

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

Ambleside English Tudor. One of the last remaining true Ambleside Estate Properties. This exquisite 1928 home is situated on a private 23,995 square foot (one half acre) property. The completely restored and renovated home oozes character and charm. Original river rock F/P in livingroom over looking Stanley Park gardens, creek. Country style kitchen is modern w/ new cabinetry, appliances, exposed brick, easy access to sundeck. MBdrm on main floor w/ separate sitting room. Up: 3 spacious bdrms and down is 1 bdrm in-law accommodation. Lovely forest trails, some water views. Incredible character but value is all in oversized lot. Steps to WV Secondary School. Golden investment opportunity. Hold, rent or re-build your dream home.