



Presented by:

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Active
R2311241
Board: V
House/Single Family

1178 ESQUIMALT AVENUE

West Vancouver

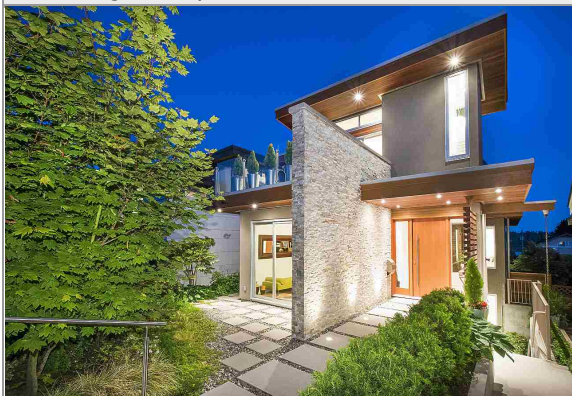
Ambleside

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**

Reno. Year:
R.I. Plumbing:
R.I. Fireplaces:

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			x
Above	Living Room	21'11 x 13'11			x			x
Above	Dining Room	11' x 12'			x			
Above	Kitchen	13'4 x 13'			x			

Finished Floor (Main): **1,100**
Finished Floor (Above): **772**
Finished Floor (Below): **1,271**
Finished Floor (Basement): **0**
Finished Floor (Total): **3,143 sq. ft.**

Unfinished Floor: **0**
Grand Total: **3,143 sq. ft.**

of Rooms: **16**
of Kitchens: **2**
of Levels: **3**
Suite: **Licensed Suite**
Crawl/Bsmt. Height:
Beds in Basement: **0** Beds not in Basement: **4**
Basement: **Fully Finished**

Bath	Floor	# of Pieces	Ensuite?
1	Above	2	No
2	Main	5	Yes
3	Main	3	No
4	Below	3	No
5			
6			
7			
8			

Outbuildings
Barn:
Workshop/Shed:
Pool:
Garage Sz:
Door Height:

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!