



Presented by:
Tom A Hassan
 Royal LePage Sussex-Tom Hassan
 Phone: 604-809-9777
 www.tomhassan.com
 tomhassan@gmail.com

Active
R2201573
 Board: V
 House/Single Family

1825 MATHERS AVENUE
 West Vancouver
 Ambleside
 V7V 2G6

Residential Detached
\$2,788,000 (LP)
 (SP)



Sold Date: Frontage (feet): **127.00** Original Price: **\$2,788,000**
 Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1958**
 Depth / Size: Bathrooms: **2** Age: **59**
 Lot Area (sq.ft.): **10,455.00** Full Baths: **2** Zoning: **SFD**
 Flood Plain: Half Baths: **0** Gross Taxes: **\$6,967.55**
 Rear Yard Exp: For Tax Year: **2017**
 Council Apprv?: Tax Inc. Utilities?:
 If new, GST/HST inc?: P.I.D.: **009-632-069**
 Tour:
 View: :
 Complex / Subdiv:
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: **1 Storey, Rancher/Bungalow**
 Construction: **Frame - Wood**
 Exterior: **Wood**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations: Reno. Year:
 # of Fireplaces: **2** R.I. Plumbing:
 Fireplace Fuel: **Gas - Natural, Wood** R.I. Fireplaces:
 Water Supply: **City/Municipal**
 Fuel/Heating: **Forced Air**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
 Type of Roof: **Asphalt**

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

Legal: **PL VAP9612 LT 13 DL 1086 LD 36**

Amenities:
 Site Influences:
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	20' x 16'			x			x
Main	Dining Room	12' x 9'			x			x
Main	Kitchen	10' x 10'			x			x
Main	Eating Area	9' x 8'			x			x
Main	Family Room	20' x 11'			x			x
Main	Master Bedroom	16' x 11'			x			x
Main	Bedroom	10' x 10'			x			x
Main	Bedroom	12' x 12'			x			x
Main	Den	10' x 8'			x			x
Main	Laundry	10' x 5'			x			x

Finished Floor (Main):	2,064	# of Rooms: 10	Bath		# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens: 1	1	Main	4	Yes	Barn:
Finished Floor (Below):	0	# of Levels: 1	2	Main	4	No	Workshop/Shed:
Finished Floor (Basement):	0	Suite:	3				Pool:
Finished Floor (Total):	2,064 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
Unfinished Floor:	0	Beds in Basement: 0	5				Door Height:
Grand Total:	2,064 sq. ft.	Basement: None	6				
		Beds not in Basement: 3	7				
			8				

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

Calling all builders and investors! 10,500 sq.ft. flat lot with 127 ft of frontage. Renovated 2,100 sq.ft. 3 bedroom and den rancher. Located right across the street from West Van Secondary. Walking distance to community center, library, beach and shopping. Priced below assessed value. Open Sat. & Sun. 2-4pm.