

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 Residential Detached
1295 OTTAWA AV, V7T 2H6 **MLS# V1083070** **Active**



List Price: \$2,098,000

Complex/Subdiv:

Frontage: 145.00 ft	Bedrooms: 6	PID: 007-174-888
Depth/Size:	Bathrooms: 4	Type: House/Single Family
Lot Area SqFt: 16118.00	Full Baths: 4	Approx Yr Blt: 1955
Rear Yard Exp: S	Half Baths: 0	Age at List Date: 59
Meas Type: Feet	If New GST/HST Incl:	Taxes: \$6,209 (2014)
Flood Plain:	Zoning: SFD	

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

Style of Home: 3 Storey	Total Parking: 4	Covered Parking: 2
Construction: Concrete Frame	Parking Access:	
Foundation: Concrete Perimeter	Parking Facilities: Garage; Double	
Exterior: Other		
Rainscreen:	R/I Plumbing:	Dist to Public Trans:
Type of Roof: Other		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		Mortgage Info: \$0
No. of Fireplaces: 3	R/I Fireplaces:	Property Disclosure: 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 VAP8980 BLK 3 DL 1082 LD 36 GROUP 1.
 Amenities:
 Site Influences:
 Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	41'0 X 17'0	Below	Kitchen	10'0 X 8'0			X
Main F.	Kitchen	32'0 X 16'0	Below	Bedroom	30'0 X 16'0			X
Main F.	Dining	13'0 X 13'0	Below	Bedroom	14'0 X 12'0			X
Main F.	Mud Room	14'0 X 10'0			X			X
Main F.	Media Room	14'0 X 12'0			X			X
Main F.	Master Bedroom	20'0 X 16'0			X			X
Main F.	Bedroom	16'0 X 10'0			X			X
Main F.	Bedroom	15'0 X 10'0			X			X
Main F.	Bedroom	15'0 X 12'0			X			X
Below	Storage	32'0 X 20'0			X			

Floor Area (SqFt):		Bathrooms
Main Floor Area SqFt: 3,052	Total # Rooms: 13	1 4 Piece; Ensuite: Y; Level: Main F.
Finished Floor Up SqFt: 0	# Kitchens: 2	2 5 Piece; Ensuite: N; Level: Main F.
Finished Floor Down: 1,645	Finished Levels: 3	3 5 Piece; Ensuite: Y; Level: Below
Finished Floor Bsmt SqFt: 0	Crawl/Bsmt Height:	4 4 Piece; Ensuite: Y; Level: Below
Total Finished Floor SqFt: 4,697	Basement Area: Full	5
		6
Unfinished Floor: 575	Suite:	7
Grand Total Floor Area: 5,272		8

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

Incredible estate sized 16,188 square foot lot with 145 feet frontage facing the panoramic views of Lions Gate Bridge and Vancouver skyline on prestigious Ottawa Avenue. Well maintained 4,700 sq.ft. 6 bedroom home perfect for renovation or investors or build your dream home on this fantastic lot. Newer home across street sold for \$5M. This Ambleside oversized lot is located within a few blocks walk from Ridgeway Elementary and WV Secondary School. Completely flat property, outdoor swimming pool. A fantastic investment opportunity.