



Presented by:
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Active
R2832669
Board: V
House/Single Family

1085 LAWSON AVENUE

West Vancouver
Sentinel Hill
V7T 2E3

Residential Detached

\$3,350,000 (LP)
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$3,350,000
Meas. Type: Feet	Bedrooms: 4	Approx. Year Built: 1947
Frontage(feet): 58.90	Bathrooms: 4	Age: 76
Frontage(metres): 17.95	Full Baths: 3	Zoning: RS-5
Depth / Size: 122	Half Baths: 1	Gross Taxes: \$7,113.14
Lot Area (sq.ft.): 7,210.00	Rear Yard Exp: North	For Tax Year: 2022
Lot Area (acres): 0.17	P.I.D.: 002-473-666	Tax Inc. Utilities?:
Flood Plain:		Tour: Virtual Tour URL
View: :		
Complex/Subdiv: Ambleside		
First Nation Reserve:		
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **2 Storey w/ Bsmt.**
Construction: **Frame - Wood**
Exterior: **Stucco, Wood**
Foundation: **Concrete Perimeter**

Renovations: **Completely**
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Wood**
Fuel/Heating: **Forced Air, Radiant**
Outdoor Area: **Patio(s)**
Type of Roof: **Asphalt**

Reno. Year:
Rain Screen:
Metered Water: **Yes**
R.I. Plumbing:

Total Parking: **2** Covered Parking: **2** Parking Access: **Lane**
Parking: **Carport; Multiple**
Driveway Finish:
Dist. to Public Transit: **1 block** Dist. to School Bus: **1 block**
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **Yes**
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish: **Wall/Wall/Mixed**

Legal: **LOT 9, PLAN VAP7434, PART NW1/4, DISTRICT LOT 1067, GROUP 1, NEW WESTMINSTER LAND DISTRICT, OF LOT A**

Amenities: **Air Cond./Central**

Site Influences: **Central Location, Recreation Nearby**

Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main):	1,347	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	870	Main	Foyer	5' x 7'	Below	Media Room	28'6 x 10'7	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	19' x 13'	Below	Bedroom	13'8 x 10'2	Main	2
Finished Floor (Below):	1,287	Main	Dining Room	14'1 x 13'6	Below	Office	9'7 x 8'4	Above	4
Finished Floor (Basement):	0	Main	Kitchen	20'2 x 9'4	Below	Laundry	8'7 x 6'7	Above	4
Finished Floor (Total):	3,504sq. ft.	Main	Eating Area	8'11 x 8'3	Below	Storage	7'10 x 3'2	Below	3
Unfinished Floor:	0	Main	Family Room	13'11 x 18'8			x		
Grand Total:	3,504sq. ft.	Main	Mud Room	9'5 x 5'11			x		
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Primary Bedroom	14' x 11'6			x		
Suite:		Above	Walk-In Closet	15'11 x 7'10			x		
Basement:Fully Finished		Above	Bedroom	12'3 x 11'1			x		
		Above	Walk-In Closet	7'10 x 6'1			x		
		Above	Bedroom	11'8 x 8'1			x		
		Above	Attic	15'1 x 7'5			x		
Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:	Registered in MHR?:		PAD Rental:				
# of Kitchens: 1	# of Rooms: 18	MHR#:	CSA/BCE:		Maint. Fee:				
ByLaw Restrictions:									

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

Classic heritage style home with an elevated modern interior in the heart of Ambleside w/ Ocean views. Meticulously updated and re-built over the years, this 4-bedroom 3500 square foot home is a virtual showcase of timeless character seamlessly blended with a designer quality renovation on all 3 levels. Completely re-built with additions to create the perfect family floor plan. The moment you enter this home you can see the quality from the spacious Chef's kitchen with high-end S/S appliances, 6 zone burner gas stove w/ grill, 2 ovens, island, eating area connecting to a warm and inviting family room with panelled millwork on walls. The soft neutral palette favours texture and warmth throughout the home. Walk to Ridgeview + WV Secondary School and minutes from beach and village. Must see!