



Presented by:
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Active
R3158860
Board: V
House/Single Family

1180 FULTON AVENUE

West Vancouver
Ambleside
V7T 1N5

Residential Detached

\$2,595,000 (LP)
(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$2,595,000**
Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1976**
Frontage(feet): **52.80** Bathrooms: **4** Age: **50**
Frontage(metres): **16.09** Full Baths: **3** Zoning: **RS5**
Depth / Size: **143** Half Baths: **1** Gross Taxes: **\$7,492.82**
Lot Area (sq.ft.): **7,618.00** Rear Yard Exp: **South** For Tax Year: **2024**
Lot Area (acres): **0.17** P.I.D.: **010-811-010** Tax Inc. Utilities?:
Flood Plain: Tour: **Virtual Tour URL**
View: **Yes: Lions Gate Bridge City Harbour**
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**
Foundation: **Concrete Perimeter**

Renovations: **Partly**
of Fireplaces: **2** R.I. Fireplaces:
Fireplace Fuel: **Wood**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Sundeck(s)**
Type of Roof: **Asphalt**

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

Total Parking: **4** Covered Parking: **2** Parking Access: **Lane**
Parking: **Carport & Garage**
Driveway Finish: **Asphalt**
Dist. to Public Transit: **1 block** Dist. to School Bus: **3 blocks**
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 12, PLAN VAP6866, PART SW1/4, DISTRICT LOT 1051, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
Features: **CltHwsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main):	1,675	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	608	Main	Foyer	16'4 x 6'9	Below	Utility	12' x 9'4	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	16'5 x 15'3				Main 2
Finished Floor (Below):	0	Main	Dining Room	13'4 x 11'3				Main 4
Finished Floor (Basement):	1,026	Main	Kitchen	13'6 x 13'2				Above 4
Finished Floor (Total):	3,309sq. ft.	Main	Eating Area	18'11 x 13'5				Below
Unfinished Floor:	201	Main	Primary Bedroom	15'2 x 13'3				Bsmt 3
Grand Total:	3,510sq. ft.	Main	Family Room	13'1 x 11'2				
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom	11'3 x 11'				
Suite:		Above	Bedroom	15'3 x 14'6				
Basement: Partly Finished		Below	Foyer	12'1 x 11'				
Crawl/Bsmt. Height:	# of Levels: 3	Below	Recreation Room	16'7 x 15'3				
# of Kitchens: 1	# of Rooms: 14	Below	Bedroom	13'8 x 13'4				
		Below	Storage	18'10 x 11'2				
			Manuf Type:	Registered in MHR?:		PAD Rental:		
			MHR#:	CSA/BCE:		Maint. Fee:		
			ByLaw Restrictions:					

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

Lower Ambleside Post-Modern West Coast Contemporary 4 bedrooms with spectacular Lions Gate Bridge, city, harbour and westerly ocean views and 3450 sq.ft. 1st time offered! Soaring ceilings, massive exposed beams, skylights, walls of glass create dramatic architectural character built in 1976. Rarely available 1100 block Fulton Avenue on 7,600 sq.ft. (53 x 143 ft.) is as good as it gets. Main level: spacious living and dining area opening to view sundeck, kitchen, primary bedroom with ensuite and den. Upstairs: 2 generous bedrooms and more high ceilings. Lower level offers rec room, bedroom and unfinished space with excellent potential for in-law accommodation or suite. 1 block to schools and minutes to the seawall and Ambleside Village. A one-of-a-kind architectural home as is or renovate.