



Presented by:
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Active
R2403860
 Board: V
 House/Single Family

1248 JEFFERSON AVENUE
 West Vancouver
 Ambleside
 V7T 2B1

Residential Detached
\$2,498,000 (LP)
 (SP)



Sold Date:
 Meas. Type: **Feet**
 Depth / Size: **122**
 Lot Area (sq.ft.): **6,100.00**
 Flood Plain:
 Rear Yard Exp: **South**
 Council Apprv?:
 If new, GST/HST inc?:

Frontage (feet): **50.00**
 Bedrooms: **5**
 Bathrooms: **3**
 Full Baths: **3**
 Half Baths: **0**

Original Price: **\$2,498,000**
 Approx. Year Built: **1946**
 Age: **73**
 Zoning: **RS5**
 Gross Taxes: **\$5,805.54**
 For Tax Year: **2019**
 Tax Inc. Utilities?:
 P.I.D.: **010-686-479**
 Tour: **Virtual Tour URL**

View: **No**
 Complex / Subdiv: **Ambleside**
 Services Connected: **Electricity, Natural Gas, Water**
 Sewer Type:

Style of Home: **Rancher/Bungalow w/Bsmt.**
 Construction: **Frame - Wood**
 Exterior: **Stucco**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations: **Completely**
 # of Fireplaces: **1**
 Fireplace Fuel: **Natural Gas**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Natural Gas**
 Outdoor Area: **Sundeck(s)**
 Type of Roof: **Asphalt**

Total Parking: **4** Covered Parking: **2** Parking Access: **Lane**
 Parking: **Garage; Double**
 Dist. to Public Transit: **1 block** Dist. to School Bus: **1 block**
 Title to Land: **Freehold NonStrata**
 Property Disc.: **Yes**
 PAD Rental:
 Fixtures Leased: **No**
 Fixtures Rmvd: **:**
 Floor Finish:

Legal: **LOT 1, PLAN VAP7234, SUBLLOT A, PART SE1/4, DISTRICT LOT 1065, GROUP 1, NEW WESTMINSTER LAND DISTRICT, OF LOT A**

Amenities:
 Site Influences: **Central Location, Shopping Nearby**
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17'1 x 12'	Below	Bedroom	11'3 x 9'9			x
Main	Kitchen	14'9 x 9'5	Below	Bedroom	9'8 x 9'3			x
Main	Family Room	16'3 x 13'8	Below	Laundry	15'2 x 7"			x
Main	Dining Room	9'8 x 8'6	Below	Utility	8'7 x 3'4			x
Main	Master Bedroom	14'3 x 13'6			x			x
Main	Bedroom	11'4 x 11'4			x			x
Main	Bedroom	11'4 x 9'6			x			x
Below	Media Room	19'2 x 15'7			x			x
Below	Recreation	22'1 x 14'11			x			x
Below	Flex Room	11'4 x 10'3			x			x

Finished Floor (Main):	1,567	# of Rooms:	14	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens:	1	1	Main	4	Yes	Barn:
Finished Floor (Below):	1,532	# of Levels:	2	2	Main	4	No	Workshop/Shed:
Finished Floor (Basement):	0	Suite:		3	Below	4	No	Pool:
Finished Floor (Total):	3,099 sq. ft.	Crawl/Bsmt. Height:		4				Garage Sz:
Unfinished Floor:	39	Beds in Basement: 0	Beds not in Basement: 5	5				Grg Dr Ht:
Grand Total:	3,138 sq. ft.	Basement: Fully Finished		6				
				7				
				8				

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

Ambleside Village. You will love this house! Located on what is arguably the best family street in West Vancouver. This immaculate renovated 5 bdrm home features a recent addition. Perfection oozes throughout this property with 3 bedrooms up- spacious gourmet kitchen w/ connecting family room, vaulted ceilings w/ French doors opening to a 500 sq.ft. sundeck. Stunning master bedroom w/ vaulted ceilings and 4 piece ensuite. Cozy living dining room with new gas fireplace insert. Downstairs is adult or teenagers dream. Full size billiards game room- media and exercise rooms, 2 more bedrooms, home office and well organized laundry room. If you love the inside you will love the outside even more! Recent professionally installed artificial turf. Walk to Ridgeview and WV Secondary Schools