



Presented by:
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Active R2196829 **1426 HAYWOOD AVENUE** Residential Detached
 Board: V West Vancouver **\$3,580,000** (LP)
 House/Single Family Ambleside **(SP)**
 V7T 1V6



Sold Date: Frontage (feet): **60.00** Original Price: **\$3,580,000**
 Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **1994**
 Depth / Size: **138** Bathrooms: **4** Age: **23**
 Lot Area (sq.ft.): **8,322.00** Full Baths: **3** Zoning: **SFD**
 Flood Plain: Half Baths: **1** Gross Taxes: **\$7,899.88**
 Rear Yard Exp: **South** For Tax Year: **2016**
 Council Apprv?: Tax Inc. Utilities?:
 If new, GST/HST inc?: P.I.D.: **010-775-412**
 Tour: **Virtual Tour URL**

View: **Yes: Peek-a-boo Ocean**
 Complex / Subdiv:
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: **2 Storey** Total Parking: **2** Covered Parking: **2** Parking Access: **Lane**
 Construction: **Frame - Wood** Parking: **Carport & Garage**
 Exterior: **Wood**
 Foundation: **Concrete Perimeter** Dist. to Public Transit: Dist. to School Bus:
 Rain Screen: Reno. Year: Title to Land: **Freehold NonStrata**
 Renovations: R.I. Plumbing: Property Disc.: **Yes**
 # of Fireplaces: **2** R.I. Fireplaces: PAD Rental:
 Fireplace Fuel: **Gas - Natural** Fixtures Leased: **No** :
 Water Supply: **City/Municipal** Fixtures Rmvd: :
 Fuel/Heating: **Heat Pump, Natural Gas** Floor Finish:
 Outdoor Area: **Fenced Yard, Patio(s) & Deck(s)**
 Type of Roof: **Asphalt**

Legal: **PL VAP6811 LT 13 DL 1054 LD 36 PART NE 1/4, GROUP 1. **UCR 08/08/17****

Amenities: **Pool; Outdoor**

Site Influences: **Lane Access, Private Setting, Private Yard, Shopping Nearby**
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17'2 x 15'3	Above	Dressing Room	10'7 x 7'8			x
Main	Dining Room	12'0 x 13'8	Above	Bedroom	11'7 x 11'3			x
Main	Kitchen	18'7 x 13'6	Above	Bedroom	11'10 x 10'3			x
Main	Foyer	13'2 x 6'7	Above	Bedroom	10'10 x 9'8			x
Main	Family Room	14'3 x 14'3	Above	Laundry	10'11 x 8'8			x
Main	Office	10'3 x 9'5						x
Main	Bedroom	12'8 x 7'2						x
Main	Mud Room	9'4 x 9'10						x
Above	Master Bedroom	13'7 x 13'7						x
Above	Walk-In Closet	7'6 x 6'3						x

Finished Floor (Main):	1,582	# of Rooms:	15	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	1,373	# of Kitchens:	1	1	Main	2	No	Barn:
Finished Floor (Below):	0	# of Levels:	2	2	Above	5	Yes	Workshop/Shed:
Finished Floor (Basement):	0	Suite:		3	Above	4	Yes	Pool:
Finished Floor (Total):	2,955 sq. ft.	Crawl/Bsmt. Height:		4	Above	4	Yes	Garage Sz:
Unfinished Floor:	1,608	Beds in Basement:	0	5				Door Height:
Grand Total:	4,563 sq. ft.	Basement:	Full, Unfinished	6				
				7				
				8				

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

Cape Cod style in Prime Ambleside with Lions Gate Bridge harbour views. Renovated to perfection 4-5 bdrms. Rarely available situated south side oversized 60x138 ft lot on one of the best family streets in West Van. 4 spacious bdrms and 3 bathrooms up. Spacious Mbdm w/ 5 piece luxury ensuite, private balcony, WI closet small den or dressing room, laundry room up. Main floor spacious and open plan overlooking large pool and newly landscaped completely flat grass yard level with pool. A families dream kitchen w/ connecting family room and separate dining and living room, 2 his and her offices or 5th bdrm, large kids mudroom w/ separate entrance. Newer appliances, floors, painted inside and out. Childsafe lane. 3 block walk to Ridgeview or WV Secondary School. Ambleside at its Best.