



Presented by:

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Active
R2610596

Board: V
House/Single Family

1319 FULTON AVENUE

West Vancouver
Ambleside
V7T 1N9

Residential Detached

\$2,450,000 (LP)
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$2,450,000
Meas. Type: Feet	Bedrooms: 4	Approx. Year Built: 1926
Frontage(feet): 65.00	Bathrooms: 2	Age: 95
Frontage(metres): 19.81	Full Baths: 2	Zoning: RS-5
Depth / Size: Irregular	Half Baths: 0	Gross Taxes: \$5,308.09
Lot Area (sq.ft.): 7,301.00	Rear Yard Exp: Northwest	For Tax Year: 2020
Lot Area (acres): 0.17	P.I.D.: 007-278-641	Tax Inc. Utilities?:
Flood Plain:		
View: Yes: Harbour, Water, Islands		
Complex/Subdiv: Ambleside Village		
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Water		
Sewer Type:	Water Supply: City/Municipal	

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

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Natural Gas**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Asphalt**

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

Total Parking: **4** Covered Parking: **1** Parking Access: **Front**
Parking: **Carport; Single**
Driveway Finish:
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: :
Floor Finish:

Legal: **LOT A, PLAN VAP17437, PART SE1/4, DISTRICT LOT 1053, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:
Site Influences:
Features:

Finished Floor (Main):	1,215	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	323	Main	Living Room	13'7 x 16'6	Below	Bedroom	11'3 x 11'10	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	16'7 x 7'6				Main 4
Finished Floor (Below):	1,066	Main	Kitchen	9'5 x 12'3				Below 4
Finished Floor (Basement):	0	Main	Eating Area	10'6 x 5'5				
Finished Floor (Total):	2,604sq. ft.	Main	Bedroom	11'4 x 14'7				
Unfinished Floor:	0	Main	Bedroom	11'4 x 10'				
Grand Total:	2,604sq. ft.	Main	Walk-In Closet	6'3 x 3'3				
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Master Bedroom	14'1 x 15'6				
Suite:		Above	Office	10'4 x 8'2				
Basement: Fully Finished		Bsmt	Foyer	7'9 x 7'5				
Crawl/Bsmt. Height:	# of Levels: 3	Below	Family Room	25'4 x 13'				
# of Kitchens: 2	# of Rooms: 14	Below	Recreation Room	13'7 x 7'6				
		Below	Kitchen	10'8 x 11'9				
		Manuf Type:		Registered in MHR?:		PAD Rental:		
		MHR#:		CSA/BCE:		Maint. Fee:		
		ByLaw Restrictions:						

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

One of Ambleside's Classic Character Homes with Water Views. Just move into this 4 bdrm 3 level home fully modernized over the years. Main floor: open living, dining with French doors connecting to large deck with water views, country style kitchen with vaulted ceilings overlooking private fenced yard, 2 large bedrooms. You will love the top floor master bedroom with loads of closet space and an office nook with water views. Craftsman style architecture, custom mill work, , hardwood floors, 1 bedroom registered above ground mortgage helper and detached artists studio or home office. Private lot is 7,300 sq.ft., lane access. This home oozes with character and lots of space for your family. Walking distance to highly rated Ridgeview Elementary and WV Secondary Schools, Ambleside beach.