



Presented by:

# Tom Hassan

Royal LePage Sussex - Tom Hassan  
Phone: 604-809-9777  
http://www.tomhassan.com  
tomhassan@gmail.com



**Active**  
**R2803135**  
Board: V  
House/Single Family

## 1235 JEFFERSON AVENUE

West Vancouver  
Ambleside  
V7T 2A9

Residential Detached

**\$2,095,000** (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$2,295,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>3</b>	Approx. Year Built: <b>1953</b>
Frontage(feet): <b>50.00</b>	Bathrooms: <b>1</b>	Age: <b>70</b>
Frontage(metres): <b>15.24</b>	Full Baths: <b>1</b>	Zoning: <b>RS-5</b>
Depth / Size: <b>122</b>	Half Baths: <b>0</b>	Gross Taxes: <b>\$5,977.25</b>
Lot Area (sq.ft.): <b>6,100.00</b>	Rear Yard Exp: <b>North</b>	For Tax Year: <b>2022</b>
Lot Area (acres): <b>0.14</b>	P.I.D.: <b>011-808-721</b>	Tax Inc. Utilities?: <b>No</b>
Flood Plain:		Tour: <b>Virtual Tour URL</b>
View: <b>No :</b>		
Complex/Subdiv: <b>Ambleside</b>		
First Nation Reserve:		
Services Connected: <b>Electricity, Natural Gas, Sanitary Sewer, Water</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

Style of Home: <b>Rancher/Bungalow w/Bsmt.</b>	Total Parking: <b>3</b>	Covered Parking: <b>2</b>	Parking Access: <b>Front, Lane</b>
Construction: <b>Frame - Wood</b>	Parking: <b>Garage; Double</b>		
Exterior: <b>Stucco, Wood</b>	Driveway Finish:		
Foundation: <b>Concrete Perimeter</b>	Dist. to Public Transit: <b>1 block</b>	Dist. to School Bus: <b>1 block</b>	Land Lease Expiry Year:
Renovations:	Title to Land: <b>Freehold NonStrata</b>		
# of Fireplaces: <b>1</b>	Property Disc.: <b>Yes</b>		
R.I. Fireplaces:	Fixtures Leased: <b>No :</b>		
Fireplace Fuel: <b>Wood</b>	Fixtures Rmvd: <b>No :</b>		
Fuel/Heating: <b>Forced Air, Natural Gas</b>	Floor Finish: <b>Wall/Wall/Mixed</b>		
Outdoor Area: <b>Patio(s)</b>			
Type of Roof: <b>Asphalt</b>			

Legal: **LOT 11, PLAN VAP4124, PART SE1/4, DISTRICT LOT 1065, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:

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

Features:

Finished Floor (Main):	1,175	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Foyer	5'9 x 3'11			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	12'7 x 16'8			x	Main 4
Finished Floor (Below):	680	Main	Dining Room	9'1 x 10'6			x	
Finished Floor (Basement):	0	Main	Kitchen	10' x 12'			x	
Finished Floor (Total):	1,855 sq. ft.	Main	Primary Bedroom	12'4 x 13'9			x	
Unfinished Floor:	233	Main	Bedroom	11'6 x 10'			x	
Grand Total:	2,088 sq. ft.	Main	Conservatory	13'4 x 9'8			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Family Room	12'3 x 20'4			x	
		Below	Bedroom	7'6 x 9'4			x	
		Below	Laundry	9'6 x 8'7			x	
Suite:							x	
Basement: <b>Partly Finished</b>							x	
Crawl/Bsmt. Height:	# of Levels: <b>2</b>	Manuf Type:		Registered in MHR?:		PAD Rental:		
# of Kitchens: <b>1</b>	# of Rooms: <b>10</b>	MHR#:		CSA/BCE:		Maint. Fee:		
		ByLaw Restrictions:						

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

**Here is your chance to live on one of West Vancouver's best family streets. Offered for the first time, this one owner home is located on a private 50 x 122 foot lot in the golden block of Jefferson. Great opportunity to design and build your dream home or do a substantial renovation on this 2-3 bedroom original 1950s home. Main floor features living, dining, kitchen, 2 bedrooms and sun room with hardwood floors. Lower floor features spacious recreation room, den, laundry room, 1 car attached garage and separate entrance. Additional large detached garage in the private backyard with lane access. Located within a few minutes walk to Ridgeview Elementary School, WV Secondary School, Chatwin Park and all the amenities of Ambleside Village. One of the best priced homes in prime Ambleside**