



Presented by:
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Active
R3021876

Board: V
1/2 Duplex

1207 MARINE DRIVE

West Vancouver
Ambleside
V7T 1B4

Residential Attached

\$2,295,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$2,295,000
Meas. Type: Feet	Bedrooms: 4	Approx. Year Built: 2000
Frontage(feet): 50.00	Bathrooms: 4	Age: 25
Frontage(metres): 15.24	Full Baths: 4	Zoning: RD-1
Depth / Size (ft.): 153	Half Baths: 0	Gross Taxes: \$5,400.91
Sq. Footage: 7,500.00		For Tax Year: 2024
Flood Plain:	P.I.D.: 024-860-816	Tax Inc. Utilities?: No
View: Yes : Ambleside Beach and Harbour		Tour:
Complex / Subdiv: Ambleside Village		
First Nation:		
Services Connctd: 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: **Wood**
Foundation: **Concrete Perimeter**

Renovations: **Partly**
of Fireplaces: **2** R.I. Fireplaces:
Fireplace Fuel: **Gas - Natural**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Patio(s) & Deck(s)**
Type of Roof: **Other**

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

Total Parking: **2** Covered Parking: **2** Parking Access: **Lane**
Parking: **Garage; Double**
Dist. to Public Transit: **1 block** Dist. to School Bus: **2 blocks**
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Wall/Wall/Mixed**

Legal: **STRATA LOT 2, PLAN LMS4266, DISTRICT LOT 237, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE**

Amenities: **Garden**

Site Influences: **Central Location, Golf Course Nearby, Lane Access, Recreation Nearby, Shopping Nearby**
Features:

Finished Floor (Main): **1,080**
Finished Floor (Above): **834**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **1,080**
Finished Floor (Basement): **0**
Finished Floor (Total): **2,994 sq. ft.**
Unfinished Floor: **0**
Grand Total: **2,994 sq. ft.**

Units in Development:
Exposure:
Mgmt. Co's Name:
Maint Fee: **\$0.00**
Maint Fee Includes:

Tot Units in Strata:
Storeys in Building:
Mgmt. Co's #:
Council/Park Apprv?:

Locker:

Suite: **Licensed Suite**
Basement: **Fully Finished**
Crawl/Bsmt. Ht: # of Levels: **3**
of Kitchens: **2** # of Rooms: **13**

Bylaws Restrictions: **No Restrictions**
Restricted Age:
or % of Rentals Allowed:
Short Term (<1yr) Rnt/Lse Alwd?: **Yes**
Short Term Lse-Details: **West Vancouver Business License Approval**

of Pets: Cats: Dogs:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Foyer	11'9 x 6'9	Below	Living Room	17'11 x 17'1	1	Main	4	No
Main	Living Room	18'5 x 17'3	Below	Dining Room	10'2 x 8'1	2	Above	5	Yes
Main	Dining Room	12'4 x 9'11	Below	Kitchen	10'2 x 8'9	3	Above	4	Yes
Main	Kitchen	16'7 x 8'1	Below	Bedroom	14'7 x 7'3	4	Below	4	No
Main	Eating Area	8'1 x 6'7	Below	Bedroom	11'4 x 9'10	5			
Main	Den	12'8 x 10'2			x	6			
Above	Primary Bedroom	14'10 x 12'9			x	7			
Above	Bedroom	11'9 x 12'8			x	8			

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

Prime Ambleside Village Duplex with Ocean Views! Custom built by Mason Kent, one of Vancouver's top builders, 3 levels with 4 or 5 bedrooms overlooking Ambleside Park and the beach with water views! Stylish craftsman style architecture, 3000 square feet with spacious gourmet kitchen with quartz countertops, breakfast nook and separate dining and living room and den or 5th bedroom on main floor. Upper floor vaulted ceilings, 2 spacious bedrooms with ensuites. Lower level is fantastic 2 bedroom licensed self-contained suite with laundry. Detached 2 car garage, English styled gardens, private courtyard patio. Well maintained by original owner. Lot is 50 x 150 feet with park on east side. One of the nicest duplexes available in West Van. Walk to the beach, seawall, restaurants and shops.