



Presented by:
Tom Hassan

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



Active
R2994029

Board: V
Other

1591 HAYWOOD AVENUE

West Vancouver
Ambleside
V7V 1W4

Land
\$2,065,000 (LP)



Sold Date: Original Price: **\$2,480,000**
Frontage (feet): Subdiv/Complex:
Meas. Type: **Feet** P.I.D.: **011-772-301**
Frontage (metres): Taxes: **\$0.00**
Depth: For Tax Year:
Price/SqFt: Zoning: **SFD**
Sub-Type: Rezoneable? **No**
Flood Plain:
Exposure: **West**
Permitted Use: **House/Single Family**
Title to Land: **Freehold NonStrata**
Tour:
View - Specify

Lot Area	
Acres:	0.16
Hect:	0.06
SqFt:	6,770.00
SqM:	628.95

Sanitary Sewer: **At Lot Line**
Storm Sewer: **At Lot Line**
Water Supply: **City/Municipal**
Electricity: **At Lot Line**
Natural Gas: **At Lot Line**
Telephone Service: **At Lot Line**
Cable Service: **At Lot Line**
Prospectus: **Not Required**
Develop Permit?: **No**
Bldg Permit Apprv: **No**
Building Plans: **Available**
Perc Test Avail:
Perc Test Date:

Property Access: **Road Access**
Parking Access: **Side**
Fencing:
Property in ALR/FLR:
Information Pkg: **Yes**
Sign on Property:
Sketch Attached: **No**
Property Disclosure: **Yes**
Trees Logged in last 2yr?: **No**
First Nation Reserve:

Legal: **LOT 14 BLOCK 1 NORTH 1/2 OF DISTRICT LOT 1055 PLAN 4180**

Site Influences: **Central Location**
Restrictions: **Other**

Listing Broker 1: **Royal LePage Sussex - Tom Hassan**
Listing Broker 2:
Listing Broker 3:

Prime Ambleside! Location Location! Here is your opportunity to start building your dream Craftsman styled home. Approved development with plans. Zoned RS-5 Single Family, permit allows for a FAR of .43 on 6,770 sq ft lot with all variances approved with preapproved building style. Potential secondary suite increases Total Square Feet to 3,450. What an amazing opportunity without the delays. Within blocks of WV Secondary School, Ridgeview Elementary, Ambleside Village, Seawall and the WV Rec Centre. This quiet Ambleside street is a great spot to raise your family. Contact Listing Realtor for more information.