



Presented by:

## Tom Hassan

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**Active**  
**R2624704**

Board: V  
House/Single Family

### 1430 INGLEWOOD AVENUE

West Vancouver

Ambleside

V7T 1Z1

Residential Detached

**\$2,498,000** (LP)

(SP)



Sold Date:

Meas. Type: **Feet**

Frontage(feet): **60.00**

Frontage(metres): **18.29**

Depth / Size: **142**

Lot Area (sq.ft.): **8,520.00**

Lot Area (acres): **0.20**

Flood Plain:

View:

Complex/Subdiv:

Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

If new, GST/HST inc?:

Bedrooms: **5**

Bathrooms: **3**

Full Baths: **2**

Half Baths: **1**

Rear Yard Exp: **South**

P.I.D.: **010-775-269**

Original Price: **\$2,498,000**

Approx. Year Built: **1940**

Age: **81**

Zoning: **RS-5**

Gross Taxes: **\$6,214.90**

For Tax Year: **2021**

Tax Inc. Utilities?:

Tour:

Sewer Type: **City/Municipal**

Water Supply: **City/Municipal**

Style of Home: **2 Storey w/ Bsmt.**

Construction: **Frame - Wood**

Exterior: **Stucco, Wood**

Foundation: **Concrete Perimeter**

Renovations:

# of Fireplaces: **1** R.I. Fireplaces:

Fireplace Fuel: **Wood**

Fuel/Heating: **Electric, Natural Gas**

Outdoor Area: **Patio(s)**

Type of Roof: **Asphalt**

Reno. Year:

Rain Screen:

Metered Water:

R.I. Plumbing:

Total Parking: **4** Covered Parking: **1** Parking Access: **Lane**

Parking: **Garage; Single**

Driveway Finish:

Dist. to Public Transit: **1 block**

Title to Land: **Freehold NonStrata**

Property Disc.: **Yes**

Fixtures Leased: **No**

Fixtures Rmvd: **No**

Floor Finish: **Wall/Wall/Mixed**

Dist. to School Bus: **3 blocks**

Land Lease Expiry Year:

Legal: **LOT 2, PLAN VAP6811, PART NE1/4, DISTRICT LOT 1054, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Central Location, Lane Access, Private Yard, Recreation Nearby, Shopping Nearby**

Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main):	<b>1,183</b>
Finished Floor (Above):	<b>314</b>
Finished Floor (AbvMain2):	<b>0</b>
Finished Floor (Below):	<b>1,098</b>
Finished Floor (Basement):	<b>0</b>
Finished Floor (Total):	<b>2,595sq. ft.</b>
Unfinished Floor:	<b>0</b>
Grand Total:	<b>2,595sq. ft.</b>
Flr Area (Det'd 2nd Res):	<b>sq. ft.</b>

Suite:  
Basement: **Full**

Crawl/Bsmt. Height: # of Levels: **3**  
# of Kitchens: **1** # of Rooms: **13**

Floor	Type	Dimensions
<b>Main</b>	<b>Living Room</b>	<b>15' x 20'</b>
<b>Main</b>	<b>Dining Room</b>	<b>11' x 13'</b>
<b>Main</b>	<b>Kitchen</b>	<b>12' x 12'</b>
<b>Main</b>	<b>Bedroom</b>	<b>11' x 13'</b>
<b>Main</b>	<b>Bedroom</b>	<b>10'6 x 10'</b>
<b>Main</b>	<b>Conservatory</b>	<b>10'8 x 11'</b>
<b>Above</b>	<b>Master Bedroom</b>	<b>16' x 13'</b>
<b>Below</b>	<b>Recreation Room</b>	<b>15' x 10'6</b>
<b>Below</b>	<b>Bedroom</b>	<b>11' x 9'</b>
<b>Below</b>	<b>Bedroom</b>	<b>10' x 13'</b>
<b>Below</b>	<b>Laundry</b>	<b>14' x 11'</b>
<b>Below</b>	<b>Storage</b>	<b>13' x 8'</b>
<b>Below</b>	<b>Workshop</b>	<b>17' x 11'</b>

Floor	Type	Dimensions	Bathrooms
		<b>x</b>	Floor #Pcs
		<b>x</b>	<b>Main 4</b>
		<b>x</b>	<b>Above 3</b>
		<b>x</b>	<b>Below 2</b>
		<b>x</b>	
		<b>x</b>	
		<b>x</b>	
		<b>x</b>	
		<b>x</b>	
		<b>x</b>	

Manuf Type: Registered in MHR?:  
MHR#: CSA/BCE: PAD Rental:  
ByLaw Restrictions: Maint. Fee:

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

**Live in Ambleside Village on this amazing 60 x 142 foot oversized south side lot with nice views of Lions Gate Bridge. Part of the original Vinson estate, this 3 level 5 bdrm character styled home has been well maintained by present owners. Perfect renovation opportunity or build new on this rarely available 8,520 sq.ft. lot with lane access. Main floor features: hardwood floors spacious living and dining room, 2 bedrooms, kitchen and sunroom. Upstairs you will enjoy the master bedroom addition with full ensuite and the best view of Lions Gate Bridge and city. Downstairs has full height ceilings, 2 additional bedrooms, rec room, tons of storage and would be perfect teenager floor or suite potential. Attached garage, well cared for gardens. Walk to Ridgeview Elementary or WV Secondary.**