



Presented by:

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Active
R2575557

Board: V
 House/Single Family

1319 FULTON AVENUE

West Vancouver
 Ambleside
 V7T 1N9

Residential Detached

\$2,588,000 (LP)
 (SP)



Sold Date: Frontage (feet): **65.00** Original Price: **\$2,588,000**
 Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1926**
 Depth / Size: **Irregular** Bathrooms: **2** Age: **95**
 Lot Area (sq.ft.): **7,301.00** Full Baths: **2** Zoning: **RS-5**
 Flood Plain: Half Baths: **0** Gross Taxes: **\$5,308.09**
 Rear Yard Exp: **Northwest** For Tax Year: **2020**
 Council Apprv?: Tax Inc. Utilities?:
 If new, GST/HST inc?: P.I.D.: **007-278-641**
 Tour: **Virtual Tour URL**

View: **Yes: Harbour, Water, Islands**
 Complex / Subdiv: **Ambleside Village**
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**
 Sewer Type:

Style of Home: **2 Storey w/Bsmt.**
 Construction: **Frame - Wood**
 Exterior: **Brick, Wood**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **1**
 Fireplace Fuel: **Natural Gas**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Natural Gas**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
 Type of Roof: **Asphalt**

Reno. Year:
 R.I. Plumbing:
 R.I. Fireplaces:

Metered Water:

Total Parking: **4** Covered Parking: **1** Parking Access: **Front**
 Parking: **Carpport; Single**
 Dist. to Public Transit: **1 block** Dist. to School Bus: **3 blocks**
 Title to Land: **Freehold NonStrata**
 Property Disc.: **Yes**
 PAD Rental:
 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:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'7 x 16'6	Below	Family Room	25'4 x 13'			x
Main	Dining Room	16'7 x 7'6	Below	Recreation	13'7 x 7'6			x
Main	Kitchen	9'5 x 12'3	Below	Kitchen	10'8 x 11'9			x
Main	Eating Area	10'6 x 5'5	Below	Bedroom	11'3 x 11'10			x
Main	Bedroom	11'4 x 14'7			x			x
Main	Bedroom	11'4 x 10'			x			x
Main	Walk-In Closet	6'3 x 3'3			x			x
Above	Master Bedroom	14'1 x 15'6			x			x
Above	Office	10'4 x 8'2			x			x
Bsmt	Foyer	7'9 x 7'5			x			x

Finished Floor (Main):	1,215	# of Rooms: 14	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	323	# of Kitchens: 2	1	Main	4	No	Barn:
Finished Floor (Below):	1,066	# of Levels: 3	2	Below	4	No	Workshop/Shed:
Finished Floor (Basement):	0	Suite:	3				Pool:
Finished Floor (Total):	2,604 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz: 167 sqft
Unfinished Floor:	0	Beds in Basement: 0	5				Grg Dr Ht:
Grand Total:	2,604 sq. ft.	Beds not in Basement: 4	6				
		Basement: Fully Finished	7				
			8				

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.