

Presented by:
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West Vancouver, Sentinel Hill Residential Detached
910 KINGS AV, V7T 2B7 **MLS# V1121946** **Active**



List Price: \$1,599,000

Complex/Subdiv:

Frontage: 55.18 ft	Bedrooms: 4	PID: 009-756-230
Depth/Size: 121.78	Bathrooms: 2	Type: House/Single Family
Lot Area SqFt: 6718.00	Full Baths: 2	Approx Yr Blt: 1958
Rear Yard Exp:	Half Baths: 0	Age at List Date: 57
Meas Type: Feet	If New GST/HST Incl:	Taxes: \$3,710 (2014)
Flood Plain:	Zoning: SFD	

View:
 Serv. Connected: Electricity, Natural Gas, Sanitary Sewer, Water

Style of Home: 2 Storey	Total Parking: 1	Covered Parking: 1
Construction: Frame - Wood	Parking Access: Front, Rear	
Foundation: Concrete Perimeter	Parking Facilities: Carport; Single	
Exterior: Other		
Rainscreen:	R/I Plumbing:	Dist to Public Trans:
Type of Roof: Asphalt		Dist to School Bus:
Renovations:	Reno Year:	Possession:
Flooring: Wall/Wall/Mixed		Title to Land: Freehold NonStrata
Water Supply: City/Municipal		Seller's Interest: Registered Owner
Heat/Fuel: Forced Air, Natural Gas		Mortgage Info: \$0
No. of Fireplaces: 2	R/I Fireplaces:	Property Disclosure: Y
Fireplace Fuel: Gas - Natural		Out Buildings:
Outdoor Area: Sundeck(s)		
Pad Rental:		
Fixtures Leas: N		
Fixt Removed:		

Legal: PL VAP9106 LT 2 DL 1068 LD 36 PART SE 1/4, GROUP

Amenities:

Site Influences:

Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	20'1 X 13'7			X			X
Main F.	Dining	11' X 8'1			X			X
Main F.	Kitchen	14'1 X 10'6			X			X
Main F.	Master Bedroom	13'1 X 12'			X			X
Main F.	Bedroom	10'2 X 9'9			X			X
Below	Foyer	13' X 4'2			X			X
Below	Bedroom	11'4 X 10'8			X			X
Below	Bedroom	13'0 X 9'8			X			X
Below	Recreation Room	20'9 X 13'0			X			
Below	Laundry	22'6 X 10'1			X			

Floor Area (SqFt):		Bathrooms
Main Floor Area SqFt: 1,080	Total # Rooms: 10	1 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt: 0	# Kitchens: 1	2 3 Piece; Ensuite: N; Level: Below
Finished Floor Down: 815	Finished Levels: 2	3
Finished Floor Bsmt SqFt: 0	Crawl/Bsmt Height: 4	4
Total Finished Floor SqFt: 1,895	Basement Area: None	5
		6
Unfinished Floor: 265	Suite:	7
Grand Total Floor Area: 2,160		8

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

Sentinel Hill Ambleside 4 bedroom family home on sunny 55 x 122 foot southfacing flat lot. Many updates over the years and move-in condition. Perfect starter or investor home located in prime location within 3 blocks to Ridgeview Elementary School and 6 blocks away from WVan Secondary School. Completely fenced back yard, cul-de-sac lane safe for kids. Panoramic views of the North Shore Mnts. With over 2100 sq.ft of living space on 2 levels this is a great opportunity to live in one of West Van's most desirable neighbourhoods.