



Presented by:

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Active
R2552924

Board: V
House/Single Family

1319 FULTON AVENUE

West Vancouver

Ambleside

V7T 1N9

Residential Detached

\$2,695,000 (LP)

(SP)



Sold Date:	Frontage (feet):	65.00	Original Price: \$2,695,000
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: **Carport; 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
		Beds in Basement: 0	5				Grg Dr Ht:
Unfinished Floor:	0	Beds not in Basement: 4	6				
Grand Total:	2,604 sq. ft.	Basement: Fully Finished	7				
			8				

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

A true Ambleside Trophy Property. Built in 1926 by the Turnbull family, the owner of West Van Lumber, this home has been modernized over the years. One of the first full-time residences built in Ambleside. 4 bedrooms, 3 levels with stunning top floor master suite and office facing the harbour water views. Features craftsman style architecture significant in the 1920s, custom mill work, country style kitchen, hardwood floors, detached artists studio or home office. Main floor: open living dining with french doors connecting to spacious sundeck, vaulted ceilings in kitchen and lower floor above ground 1 bedroom legal suite. Fully fenced backyard with lane access. Walking distance to highly rated Ridgeview Elementary and WV Secondary Schools, Ambleside beach. Open by Appointment Sunday 2-4