

Presented by:
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West Vancouver, Cedardale MLS# V1076664 Residential Detached
310 INGLEWOOD AV, V7T 1X1 **Active**



List Price: \$1,335,000

Complex/Subdiv:

Frontage: 102.00 ft	Bedrooms: 3	PID: 009-676-953
Depth/Size: 118	Bathrooms: 2	Type: House/Single Family
Lot Area SqFt: 12030.00	Full Baths: 2	Approx Yr Blt: 1959
Rear Yard Exp:	Half Baths: 0	Age at List Date: 55
Meas Type: Feet	If New GST/HST Incl:	Taxes: \$4,332 (2013)
Flood Plain:	Zoning: SFD	

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

Style of Home: 1 Storey, Rancher/Bungalow	Total Parking: 4	Covered Parking: 2
Construction: Frame - Wood	Parking Access: Front	
Foundation: Concrete Perimeter	Parking Facilities: Garage; Double	
Exterior: Vinyl		
Rainscreen:	R/I Plumbing: Dist to Public Trans: 1 block	Dist to School Bus: 3 blocks
Type of Roof: Asphalt	Possession:	
Renovations:	Reno Year:	Title to Land: Freehold NonStrata
Flooring:		Seller's Interest: Registered Owner
Water Supply: City/Municipal		Mortgage Info: \$0
Heat/Fuel: Natural Gas, Forced Air		
No. of Fireplaces: 1	R/I Fireplaces:	Property Disclosure: Y
Fireplace Fuel: Wood		Out Buildings:
Outdoor Area: Patio(s)		
Pad Rental:		
Fixtures Leas: N		
Fixt Removed:		

Legal: PL VAP9390 LT 7 DL 1043 LD 36 PART NE 1/4, GROUP 1.

Amenities:

Site Influences: Central Location, Recreation Nearby, Private Setting, Shopping Nearby

Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	20'9 X 13'1	Main F.	Utility	2'0 X 1'8			X
Main F.	Dining	10'1 X 9'7						X
Main F.	Family Room	17'6 X 12'8						X
Main F.	Kitchen	9'6 X 8'2						X
Main F.	Eating Area	10'0 X 7'11						X
Main F.	Laundry	4'9 X 2'7						X
Main F.	Master Bedroom	13'2 X 11'7						X
Main F.	Bedroom	12'1 X 10'8						X
Main F.	Bedroom	12'1 X 9'6						X
Main F.	Den	11'2 X 8'5						X

Floor Area (SqFt):		Bathrooms	
Main Floor Area SqFt:	1,946	Total # Rooms:	11
Finished Floor Up SqFt:	0	# Kitchens:	1
Finished Floor Down:	0	Finished Levels:	3
Finished Floor Bsmt SqFt:	0	Crawl/Bsmt Height:	4
Total Finished Floor SqFt:	1,946	Basement Area:	None, Crawl
			5
			6
Unfinished Floor:	<u>4</u>	Suite:	7
Grand Total Floor Area:	1,950		8

Listing Broker(s): Prudential Sus Rlty-Tom Hassan

One Level Living at its Best. Enjoy resort style living in prime Cedardale location. This well maintained 3 or 4 bedroom rancher shows to perfection. Open living and dining room overlooking renovated swimming pool w/ attached jacuzzi. Level grass yard, sunny southern exposure on completely flat 12,000 sq.ft. lot and level driveway. 3 bdrm wing on east side and separate bdrm and family room on west side could be in-law accommodation or potential mortgage helper. Oversized 2 car attached garage. This is a perfect starter home, downsizer or investors. Within a few blocks walk to IB Ecole Cedardale School. Transportation to Park Royal almost at your front door. Great value in this prime location!