



Presented by:
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Active
R3107957
Board: V
House/Single Family

1430 NELSON AVENUE

West Vancouver
Ambleside
V7T 2G8

Residential Detached

\$2,595,000 (LP)
(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$2,795,000**
Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1952**
Frontage(feet): **80.00** Bathrooms: **2** Age: **74**
Frontage(metres): **24.38** Full Baths: **2** Zoning: **RS-5**
Depth / Size: Half Baths: **0** Gross Taxes: **\$8,993.34**
Lot Area (sq.ft.): **13,160.00** Rear Yard Exp: **Southwest** For Tax Year: **2024**
Lot Area (acres): **0.30** P.I.D.: **009-381-007** Tax Inc. Utilities?: **No**
Flood Plain: Tour: **Virtual Tour URL**
View: **Yes: Water Inner Harbour Van Island**
Complex/Subdiv: **Ambleside**
First Nation Reserve:
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **Rancher/Bungalow w/Bsmt.**
Construction: **Frame - Wood**
Exterior: **Wood**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **2** R.I. Fireplaces:
Fireplace Fuel: **Wood**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Sundeck(s)**
Type of Roof: **Asphalt**

Reno. Year:
Rain Screen:
Metered Water: **Yes**
R.I. Plumbing:

Total Parking: **4** Covered Parking: **1** Parking Access: **Front**
Parking: **Carport; Single**
Driveway Finish: **Asphalt**
Dist. to Public Transit: **1 block** Dist. to School Bus: **3 blocks**
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **Yes**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Hardwood, Other**

Legal: **LOT D, PLAN VAP10546, PART SE1/4, DISTRICT LOT 1084, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Central Location, Cul-de-Sac, Private Yard, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main):	1,132	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Foyer	0' x 0'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	0' x 0'			x	Above 4
Finished Floor (Below):	1,268	Main	Dining Room	0' x 0'			x	
Finished Floor (Basement):	0	Main	Kitchen	0' x 0'			x	Main 3
		Main	Primary Bedroom	0' x 0'			x	
Finished Floor (Total):	2,400sq. ft.	Main	Bedroom	0' x 0'			x	
Unfinished Floor:	0	Main	Den	0' x 0'			x	
Grand Total:	2,400sq. ft.	Below	Bedroom	0' x 0'			x	
		Below	Bedroom	0' x 0'			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Recreation Room	0' x 0'			x	
		Below	Other	0' x 0'			x	
Suite:		Below	Laundry	0' x 0'			x	
Basement:Fully Finished		Below	Office	0' x 0'			x	
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:		Registered in MHR?:		PAD Rental:		
# of Kitchens: 1	# of Rooms: 13	MHR#:		CSA/BCE:		Maint. Fee:		
		ByLaw Restrictions:						

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

AMBLESIDE – 1st time offered! A rare opportunity in one of West Vancouver's most desirable family neighbourhoods. Located at the end of a quiet cul-de-sac, 13,160 sq ft south-side lot (80'x165') offers beautiful southwest ocean views and a nearly flat, highly usable building site. Well-maintained 4-bedroom home features a functional layout—perfect to live in, renovate, or hold as you plan your future custom home. EV Charger! Rare size lot, privacy and southside exposure! Just blocks to West Vancouver Secondary, Ridgeview Elementary, parks, and Ambleside Village, this is a prime location for families, builders, or investors. A rare offering combining size, views, location, and future potential—don't miss this opportunity to build your legacy home in Ambleside.