

Presented by:  
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West Vancouver, Sentinel Hill Residential Detached  
**808 ESQUIMALT AV, V7T 1J8** **MLS# V1024970** **Active**



List Price: \$1,695,000

Complex/Subdiv: Ambleside

Frontage: 112.50 ft	Bedrooms: 4	PID: 010-280-251
Depth/Size: 97 x 122.5	Bathrooms: 2	Type: House/Single Family
Lot Area SqFt: 8239.00	Full Baths: 2	Approx Yr Blt: 1949
Rear Yard Exp: S	Half Baths: 0	Age at List Date: 64
Meas Type: Feet	If New GST/HST Incl:	Taxes: \$4,910 (2012)
Flood Plain:	Zoning: SFD	

View: Y - Panoramic City, Water, Lions Gate Bridge  
 Serv. Connected: Electricity, Natural Gas, Sanitary Sewer, Water

Style of Home: 2 Storey, Rancher/Bungalow w/Bsmt.	Total Parking: 6	Covered Parking: 2
Construction: Frame - Wood	Parking Access: Front	
Foundation: Concrete Perimeter	Parking Facilities: Garage; Double	
Exterior: Wood		
Rainscreen:	R/I Plumbing:	Dist to Public Trans:
Type of Roof: Asphalt		Dist to School Bus: 1 Block
Renovations:	Reno Year:	Possession:
Flooring:		Title to Land: Freehold NonStrata
Water Supply: City/Municipal		Seller's Interest: Registered Owner
Heat/Fuel: Natural Gas, Hot Water, Baseboard		Mortgage Info: \$0
No. of Fireplaces: 2	R/I Fireplaces:	Property Disclosure: Y
Fireplace Fuel: Gas - Natural, Electric		Out Buildings:
Outdoor Area: Patio(s)		
Pad Rental:		
Fixtures Leas: N		
Fixt Removed:		

Legal: PL VAP8050 LT B BLK 3 DL 1040 LD 36 GROUP 1, OF \*\*UCR 04-30-13\*\*

Amenities:

Site Influences:

Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Entrance Hall	6'6" X 9'2"	Below	Bedroom	8'3" X 11'1"			X
Main F.	Living Room	18'6" X 14'10"	Below	Bedroom	6'10" X 7'8"			X
Main F.	Dining	9' X 11'6"	Below	Laundry	16' X 11'6"			X
Main F.	Kitchen	15'7" X 12'6"	Below	Storage	11'6" X 6'			X
Main F.	Eating Area	11'8" X 8'			X			X
Main F.	Family Room	20' X 12'7"			X			X
Main F.	Master Bedroom	13'8" X 11'2"			X			X
Main F.	Bedroom	12'3" X 11'10"			X			X
Below	Living Room	18' X 14'			X			
Below	Kitchen	11'2" X 7'8"			X			

<b>Floor Area (SqFt):</b>		<b>Bathrooms</b>
Main Floor Area SqFt: 1,583	Total # Rooms: 14	1 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt: 0	# Kitchens: 2	2 4 Piece; Ensuite: N; Level: Below
Finished Floor Down: 874	Finished Levels: 2	3
Finished Floor Bsmt SqFt: 0	Crawl/Bsmt Height:	4
Total Finished Floor SqFt: 2,457	Basement Area: Full, Partly Finished	5
		6
Unfinished Floor: 289	Suite:	7
Grand Total Floor Area: 2,746		8

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

Incredible City, Bridge and Water views from this immaculate 4 bedroom home in Ambleside-Sentinel Hill. Many updates including 2 kitchens, bathrooms, hot water heat furnace. Incredible 122 feet frontage facing views, 8239 sqft. lot with extra 3000 sqft. municipal greenbelt on east side of property ensuring extra privacy. Open kitchen with connecting family room and 2 bedrooms up and legal registered 2 bedroom suite down with level walk-out basement. Wonderful home to move in as is, investor rental or build your dream home overlooking fantastic city and water views. Minutes to Lions Gate Bridge, shopping and schools.