

Presented by:
Tom Hassan
 Prudential Sussex Realty - Tom Hassan
 Phone: 604-925-2911 Cell: 604-809-9777
 Email: tom@tomhassan.com
 Website: www.tomhassan.com

West Vancouver, Ambleside MLS# V993487 Residential Detached
1259 GORDON AV, V7T 1R1 **Active**



List Price: \$2,295,000

Complex/Subdiv: Ambleside

Frontage: 88.00 ft	Bedrooms: 2	PID: 010-229-825
Depth/Size: 148	Bathrooms: 1	Type: House/Single Family
Lot Area SqFt: 13039.00	Full Baths: 1	Approx Yr Blt: 1949
Rear Yard Exp:	Half Baths: 0	Age at List Date: 64
Meas Type: Feet	If New GST/HST Incl:	Taxes: \$5,831 (2012)
Flood Plain:	Zoning: SFD	

View: Y - Bridge and Ocean Views
 Serv. Connected: Water, Sanitary Sewer, Natural Gas, Electricity

Style of Home: Rancher/Bungalow w/Bsmt.	Total Parking:	Covered Parking:
Construction: Frame - Wood	Parking Access: Front, Lane	
Foundation: Concrete Perimeter	Parking Facilities: Open	
Exterior: Wood		
Rainscreen:	R/I Plumbing:	Dist to Public Trans: 1 Block
Type of Roof: Asphalt		Dist to School Bus: 5 Blocks
Renovations:	Reno Year:	Possession:
Flooring:		Title to Land: Freehold NonStrata
Water Supply: City/Municipal		Seller's Interest: Estate Sale
Heat/Fuel: Forced Air, Natural Gas		Mortgage Info: \$0
No. of Fireplaces: 1	R/I Fireplaces:	Property Disclosure: Y
Fireplace Fuel: Wood		Out Buildings:
Outdoor Area: None		
Pad Rental:		
Fixtures Leas: N		
Fixt Removed:		

Legal: PL VAP8132 LT 10 DL 1052 LD 36 PART S 1/2 OF NW 1/4, GROUP 1.

Amenities:

Site Influences: Lane Access

Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	15' X 10'			X			X
Main F.	Dining	12' X 10'			X			X
Main F.	Kitchen	10'9 X 9'			X			X
Main F.	Master Bedroom	12' X 10'			X			X
Main F.	Bedroom	10' X 10'			X			X
Below	Other	30' X 20'			X			X
					X			X
					X			X
					X			X
					X			X

Floor Area (SqFt):		Bathrooms
Main Floor Area SqFt: 1,100	Total # Rooms: 6	1 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt: 0	# Kitchens: 1	2
Finished Floor Down: 0	Finished Levels: 2	3
Finished Floor Bsmt SqFt: 0	Crawl/Bsmt Height:	4
Total Finished Floor SqFt: 1,100	Basement Area: Unfinished	5
		6
Unfinished Floor: 1,100	Suite:	7
Grand Total Floor Area: 2,200		8

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

Amblesides Best Lot on The Best Street Ever! First time offered in over 60 years. Incredible 88 x 148 feet on over 13,000 sq.ft. lot with Lions Gate Bridge, Harbour and Westerly Islands view. One of a kind property was picked by Seller in 1940s because it was the biggest view lot in the area. Properties like this are never available...to find one...you would have to buy 2 lots or wait another 60 years. The Golden 1200 block of Gordon is known for great views, no traffic and only 5 blocks away from Ambleside Park waterfront. Build your dream home on the most incredible Ambleside lot to come to market in a long time!