



Presented by:  
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**Active** **R2447001** **1275 JEFFERSON AVENUE** Residential Detached  
 Board: V West Vancouver **\$2,289,000** (LP)  
 House/Single Family Ambleside V7T 2A9 (SP)



Sold Date: Frontage (feet): **50.00** Original Price: **\$2,385,000**  
 Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1936**  
 Depth / Size: **122** Bathrooms: **3** Age: **84**  
 Lot Area (sq.ft.): **6,100.00** Full Baths: **2** Zoning: **RS5**  
 Flood Plain: Half Baths: **1** Gross Taxes: **\$5,918.93**  
 Rear Yard Exp: **North** For Tax Year: **2019**  
 Council Apprv?: Tax Inc. Utilities?:  
 If new, GST/HST inc?: P.I.D.: **007-369-425**  
 Tour: **Virtual Tour URL**

View: **No**  
 Complex / Subdiv: **Ambleside**  
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**  
 Sewer Type: **City/Municipal**

Style of Home: **2 Storey w/Bsmt.**  
 Construction: **Frame - Wood**  
 Exterior: **Stucco**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations:  
 # of Fireplaces: **1**  
 Fireplace Fuel: **Wood**  
 Water Supply: **City/Municipal**  
 Fuel/Heating: **Baseboard, Radiant**  
 Outdoor Area: **Sundeck(s)**  
 Type of Roof: **Asphalt**

Total Parking: **3** Covered Parking: **1** Parking Access: **Front, Lane**  
 Parking: **Garage; Single**  
 Dist. to Public Transit: **1 block** Dist. to School Bus: **1 block**  
 Title to Land: **Freehold NonStrata**  
 Property Disc.: **Yes**  
 PAD Rental:  
 Fixtures Leased: **No**  
 Fixtures Rmvd: **:**  
 Floor Finish: **Wall/Wall/Mixed**

Legal: **LOT A, BLOCK 1, PLAN VAP16706, PART SW1/4, DISTRICT LOT 1065, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:  
 Site Influences: **Central Location, Lane Access, Recreation Nearby, Shopping Nearby**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	9'7 x 5'	Below	Bedroom	10'11 x 10'10			x
Main	Living Room	15'3 x 13'3	Below	Walk-In Closet	6' x 3'			x
Main	Dining Room	17'3 x 9'7	Below	Laundry	10' x 5'1			x
Main	Kitchen	13'4 x 13'3			x			x
Main	Family Room	16'8 x 13'4			x			x
Above	Master Bedroom	17'1 x 15'4			x			x
Above	Walk-In Closet	6'2 x 5'19			x			x
Above	Bedroom	10'9 x 9'			x			x
Above	Bedroom	12'5 x 6'			x			x
Below	Recreation	17'10 x 16'3			x			x

Finished Floor (Main):	<b>1,006</b>	# of Rooms:	<b>13</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>703</b>	# of Kitchens:	<b>1</b>	1	<b>Main</b>	<b>2</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>0</b>	# of Levels:	<b>3</b>	2	<b>Above</b>	<b>5</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>734</b>	Suite:		3	<b>Below</b>	<b>3</b>	<b>No</b>	Pool:
Finished Floor (Total):	<b>2,443 sq. ft.</b>	Crawl/Bsmt. Height:		4				Garage Sz:
Unfinished Floor:	<b>47</b>	Beds in Basement: <b>0</b>	Beds not in Basement: <b>4</b>	5				Grg Dr Ht:
Grand Total:	<b>2,490 sq. ft.</b>	Basement: <b>Fully Finished, Part</b>		6				
				7				
				8				

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

**Authentic Dunbar Style Character on one of West Van's best family streets in prime Ambleside. Renovated to perfection- 4 bedroom home oozes with charm yet has all the modern conveniences. Major reno addition in 2007 including kitchen family and dining room. You will love the old style covered porch, huge sundeck, oversized living dining kitchen family room on main floor. Upstairs spacious master bdrm w/ walk-in closet, vaulted ceilings and 2 more bdrms make this perfect family plan. Downstairs has full height ceilings, new foundation in 1977. Kids will love the huge recreation room down, 4th teenager bedroom. Fully fenced yard. 1 block to top ranked Ridgeview Elementary, 3 blocks to WV Secondary. Call to book private showing this Sunday. Covid safety checklist signed before access.**