



Presented by:

Tom Hassan

Royal LePage Sussex - Tom Hassan
Phone: 604-809-9777
http://www.tomhassan.com
tomhassan@gmail.com

Active
R2629334

Board: V
House/Single Family

1452 LAWSON AVENUE

West Vancouver
Ambleside
V7T 2E8

Residential Detached

\$3,198,000 (LP)
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$3,598,000
Meas. Type: Feet	Bedrooms: 2	Approx. Year Built: 1978
Frontage(feet): 50.00	Bathrooms: 3	Age: 43
Frontage(metres): 15.24	Full Baths: 3	Zoning: RS-5
Depth / Size: 126 IRR	Half Baths: 0	Gross Taxes: \$6,224.32
Lot Area (sq.ft.): 6,146.00	Rear Yard Exp: South	For Tax Year: 2021
Lot Area (acres): 0.14	P.I.D.: 007-365-802	Tax Inc. Utilities?:
Flood Plain:	Tour: Virtual Tour URL	
View: Yes: Panoramic city bridge water		
Complex/Subdiv:		
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Water		

Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **2 Storey w/ Bsmt.**
Construction: **Frame - Wood**
Exterior: **Wood**
Foundation: **Concrete Perimeter**

Renovations: **Partly**
of Fireplaces: **3** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Forced Air**
Outdoor Area: **Sundeck(s)**
Type of Roof: **Wood**

Reno. Year: **2010**
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **2** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Double**
Driveway Finish: **Asphalt**
Dist. to Public Transit: **1 block** Dist. to School Bus: **2 blocks**
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **Yes**
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish: **Wall/Wall/Mixed**

Legal: **LOT B, PLAN VAP16857, PART NW1/4, DISTRICT LOT 1063, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

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

Finished Floor (Main):	1,226	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	490	Main	Foyer	5'9 x 3'8			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	13'10 x 24'5			x	Main 3
Finished Floor (Below):	1,251	Main	Dining Room	9'7 x 14'2			x	Above 5
Finished Floor (Basement):	0	Main	Kitchen	10'5 x 12'3			x	Below 3
Finished Floor (Total):	2,967 sq. ft.	Main	Bedroom	12'4 x 19'3			x	
Unfinished Floor:	0	Main	Den	9'7 x 8'6			x	
Grand Total:	2,967 sq. ft.	Above	Master Bedroom	14'6 x 15'			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Recreation Room	14'2 x 19'10			x	
Suite:		Below	Games Room	11'7 x 10'11			x	
Basement: Fully Finished		Below	Laundry	6'9 x 7'8			x	
Crawl/Bsmt. Height:	# of Levels: 3	Below	Storage	9'3 x 22'11			x	
# of Kitchens: 1	# of Rooms: 12	Below	Utility	10'3 x 17'			x	
				x			x	
		Manuf Type:	Registered in MHR?:	PAD Rental:				
		MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

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

West Coast Modern Panoramic Views in Ambleside. Legendary pioneer post modern architect, Bud Wood, a member of the "intellects" (Hollingsworth-Ron Thom, Arthur Ericson) designed this totally unique 2-3 bdrm home that could easily grace the pages of architectural digest. You will be marvelled by the varying influences: Japanese minimalism and the landscape of the Pacific Northwest. Cathedral ceilings, exposed timber, intimate spaces throughout and covered sundecks. The tranquility of landscape-architecture-ocean views in an urban Ambleside location. Master bedroom suite features the unobstructed views of Lions Gate Bridge, city, harbour and Vancouver Island. Newer kitchen and bathrooms. Sunny southside lot with attached 2 car garage. Architecture lovers- this is something truly special.