

Presented by:
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West Vancouver, Ambleside MLS# V969085 Residential Detached
1538 MATHERS AV, V7V 2G7 **Active**



List Price: \$1,699,000

Complex/Subdiv: Ambleside

Frontage: 50.00 ft	Bedrooms: 5	PID: 016-730-283
Depth/Size: 122	Bathrooms: 5	Type: House/Single Family
Lot Area SqFt: 6105.00	Full Baths: 4	Approx Yr Blt: 1992
Rear Yard Exp: S	Half Baths: 1	Age at List Date: 20
Meas Type: Feet	If New GST/HST Incl:	Taxes: \$5,521 (2012)
Flood Plain:	Zoning: SF	

View: Y - Panoramic Harbour and City View
 Serv. Connected: Community, Electricity, Natural Gas, Sanitary Sewer, Water

Style of Home: 4 Level Split	Total Parking: 5	Covered Parking: 2
Construction: Frame - Wood	Parking Access: Lane, 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: Wall/Wall/Mixed		Title to Land: Freehold NonStrata
Water Supply: City/Municipal		Seller's Interest: Registered Owner
Heat/Fuel: Forced Air, Natural Gas		Mortgage Info: \$0
No. of Fireplaces: 1	R/I Fireplaces:	Property Disclosure: Y
Fireplace Fuel: Gas - Natural		Out Buildings:
Outdoor Area: Balcony(s); Patio(s) or Deck(s)		
Pad Rental:		
Fixtures Leas: N		
Fixt Removed:		

Legal: PL VAP23067 LT M BLK B DL 1062 LD 36 PART NE 1/4, GROUP 1.
 Amenities:
 Site Influences: Central Location
 Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Entrance Hall	10'8 X 9'7	Below	Recreation Room	27'2 X 14'3			X
Main F.	Master Bedroom	15'8 X 15'2	Below	Bedroom	15'9 X 13'			X
Main F.	Walk-In Closet	7' X 6'	Below	Laundry	8' X 5'			X
Main F.	Bedroom	12'2 X 10'6			X			X
Main F.	Bedroom	12'2 X 9'8			X			X
Main F.	Loft	6'1 X 5'2			X			X
Above	Living Room	18'7 X 11'			X			X
Above	Kitchen	12'3 X 10'			X			X
Above	Dining	10'10 X 9'1			X			
Above	Bedroom	20'7 X 18'9			X			

Floor Area (SqFt):		Bathrooms
Main Floor Area SqFt: 993	Total # Rooms: 13	1 5 Piece; Ensuite: Y; Level: Main F.
Finished Floor Up SqFt: 1,133	# Kitchens: 1	2 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Down: 881	Finished Levels: 3	3 2 Piece; Ensuite: N; Level: Above
Finished Floor Bsmt SqFt: 0	Crawl/Bsmt Height:	4 3 Piece; Ensuite: Y; Level: Above
Total Finished Floor SqFt: 3,007	Basement Area: Fully Finished	5 3 Piece; Ensuite: Y; Level: Below
		6
Unfinished Floor: 0	Suite:	7
Grand Total Floor Area: 3,007		8

Listing Broker(s): Prudential Sus Rlty-Tom Hassan, Prudential Sussex Realty(WVAn)

Prime Ambleside Contemporary Completed Renovated with City and Ocean View. Just move into this 4 bedroom home with new kitchen, bathrooms, floors, roof and much more. Split level takes advantage of the panoramic water and city views. Vaulted ceilings, multi sun decks, level driveway, attached 2 car garage, lane access, cul-de-sac lane great for kids. 1 block from West Van Secondary School, 3 blocks to Ridgeview Elementary School. Incredible value. 2012 Assessment \$1,606,000. One of the best priced homes in the area.