


Presented by:
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West Vancouver, Sentinel Hill Residential Detached
970 11TH ST, V7T 2M3 **MLS# V1112731** **Active**



List Price: \$2,198,000

Complex/Subdiv:

Frontage: 80.00 ft	Bedrooms: 4	PID: 009-408-274
Depth/Size:	Bathrooms: 3	Type: House/Single Family
Lot Area SqFt: 11056.00	Full Baths: 2	Approx Yr Blt: 1965
Rear Yard Exp: SW	Half Baths: 1	Age at List Date: 50
Meas Type: Feet	If New GST/HST Incl:	Taxes: \$6,175 (2014)
Flood Plain:	Zoning: SFD	

View: Y - OCEAN & MOUNTAIN VIEW
 Serv. Connected: Electricity, Natural Gas, Sanitary Sewer, Water

Style of Home: 3 Level Split	Total Parking: 5	Covered Parking: 2
Construction: Frame - Wood	Parking Access: Front	
Foundation: Concrete Perimeter	Parking Facilities: Garage; Double, Visitor Parking	
Exterior: Mixed		
Rainscreen:	R/I Plumbing: NEAR	Dist to School Bus: NEAR
Type of Roof: Asphalt	Possession:	
Renovations:	Reno Year:	Title to Land: Freehold NonStrata
Flooring:		Seller's Interest: Registered Owner
Water Supply: City/Municipal		Mortgage Info: \$0
Heat/Fuel: Forced Air, Natural Gas		
No. of Fireplaces: 2	R/I Fireplaces:	Property Disclosure: Y
Fireplace Fuel: Gas - Natural, Wood		Out Buildings:
Outdoor Area: Balcony(s); Patio(s) or Deck(s)		
Pad Rental:		
Fixtures Leas: N		
Fixt Removed:		

Legal: PL VAP10372 LT C DL 1050 LD 36 PART NW 1/4, GROUP 1.
 Amenities:
 Site Influences:
 Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	21'2 X 16'8	Above	Bedroom	11'5 X 9'8			X
Main F.	Dining	11'2 X 12'8	Above	Bedroom	11'5 X 9'5			X
Main F.	Kitchen	11'3 X 9'3			X			X
Main F.	Eating Area	11'2 X 11'5			X			X
Below	Family Room	27'6 X 12'5			X			X
Below	Office	8'7 X 10'8			X			X
Below	Laundry	10'3 X 8'5			X			X
Below	Foyer	4' X 6'			X			X
Above	Master Bedroom	15'5 X 11'2			X			
Above	Bedroom	16'6 X 9'5			X			

<u>Floor Area (SqFt):</u>		<u>Bathrooms</u>	
Main Floor Area SqFt:	1,677	Total # Rooms:	12
Finished Floor Up SqFt:	949	# Kitchens:	1
Finished Floor Down:	0	Finished Levels:	3
Finished Floor Bsmt SqFt:	0	Crawl/Bsmt Height:	4
Total Finished Floor SqFt:	2,626	Basement Area:	None
			5
			6
Unfinished Floor:	0	Suite:	7
Grand Total Floor Area:	2,626		8

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

Prime Ambleside with panoramic water view from main and 2nd floor. Oversized 11,056 square foot lot with 80 frontage. Lots like this are rarely available. Well maintained 2600 sq.ft. 4 bedroom house is perfect renovation project, rental property or build your dream home. Family floorplan w/ 4 bdrms up, living, dining, kitchen and side split family room and offic w/ attached 2 car garage. Lane access, privacy and only a few blocks away from Ridgeview Elementary and WV Secondary Schools. Sunny southwestern exposure. One of the best priced homes available in Ambleside. Did I mention great water view and 11,000 square feet of property!