



Presented by:
Tom Hassan

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



Active
R3168798
Board: V
House/Single Family

1524 OTTAWA AVENUE
West Vancouver
Ambleside
V7V 2S1

Residential Detached
\$3,650,000 (LP)
(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$3,650,000**
Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **2006**
Frontage(feet): **50.00** Bathrooms: **3** Age: **20**
Frontage(metres): **15.24** Full Baths: **3** Zoning: **RS5**
Depth / Size: **122** Half Baths: **0** Gross Taxes: **\$11,182.85**
Lot Area (sq.ft.): **6,100.00** Rear Yard Exp: **South** For Tax Year: **2024**
Lot Area (acres): **0.14** P.I.D.: **008-997-829** Tax Inc. Utilities?: **No**
Flood Plain: Tour: **Virtual Tour URL**
View: **Yes: Bridge City and Harbour**
Complex/Subdiv: **Ambleside**
First Nation Reserve:
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**
Sewer Type: Water Supply: **City/Municipal**

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

Renovations: **Completely**
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Electric, Natural Gas**
Outdoor Area: **Sundeck(s)**
Type of Roof: **Metal**

Reno. Year: **2022**
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **4** Covered Parking: **4** Parking Access: **Lane**
Parking: **Carport; Multiple**
Driveway Finish:
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 4, PLAN VAP4231, PART SE1/4, DISTRICT LOT 1085, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Swirlpool/Hot Tub**

Site Influences: **Central Location, Cul-de-Sac, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main):	1,279	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	881	Main	Foyer	9'3 x 9'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	21'7 x 20'5			x	Main 3
Finished Floor (Below):	0	Main	Dining Room	12'5 x 9'9			x	Above 5
Finished Floor (Basement):	1,272	Main	Kitchen	14'2 x 13'1			x	Below 5
		Main	Bedroom	12'11 x 12'1			x	
Finished Floor (Total):	3,432sq. ft.	Above	Primary Bedroom	17'8 x 11'8			x	
Unfinished Floor:	0	Above	Walk-In Closet	13'5 x 11'1			x	
Grand Total:	3,432sq. ft.	Above	Family Room	17'5 x 15'1			x	
		Below	Flex Room	15'5 x 12'1			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Bedroom	14'10 x 10'2			x	
		Below	Bedroom	13'1 x 10'4			x	
Suite:		Below	Games Room	19'11 x 12'11			x	
Basement:Part		Below	Laundry	13'4 x 4'11			x	
Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:	Registered in MHR?:		PAD Rental:			
# of Kitchens: 1	# of Rooms: 13	MHR#:	CSA/BCE:		Maint. Fee:			
ByLaw Restrictions:								

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

Prime Ambleside West Coast Contemporary with Lions Gate Bridge, city & harbour views! Completely rebuilt in 2022 to the highest standards, 4-bedroom residence with 3432 square feet offers sophisticated modern living and the ultimate private family floor plan. Highlights include striking exterior stonework and substantial timber posts, dramatic open staircase, gourmet kitchen and expansive living spaces opening to sun-filled decks. Spectacular top floor private primary suite with its own living room, sundeck and breathtaking views. Walk-out lower level features 2 Kids bedrooms, fitness and games room and opens directly to a flat, private yard with covered hot tub, outdoor entertaining areas and 4-car covered carport. 2 blocks to West Vancouver Secondary and minutes to Ambleside Village.