

Presented by:  
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West Vancouver, Ambleside MLS# V939436 Residential Detached  
**1511 RENA CR, V7V 2Z2** **Active**



List Price: \$1,298,000

Complex/Subdiv:

Frontage: 80.23 ft	Bedrooms: 6	PID: 003-462-196
Depth/Size: 157.7 x 79.1	Bathrooms: 3	Type: House/Single Family
Lot Area SqFt: 11324.00	Full Baths: 3	Approx Yr Blt: 1955
Rear Yard Exp:	Half Baths: 0	Age at List Date: 57
Meas Type: Feet	If New GST/HST Incl:	Taxes: \$4,152 (2011)
Flood Plain:	Zoning: SFD	

View: Y - Lions Gate Bridge, Harbour and Westerly  
 Serv. Connected: Natural Gas, Electricity, Sanitary Sewer, Water

Style of Home: Rancher/Bungalow w/Bsmt.	Total Parking: Covered Parking: 1
Construction: Frame - Wood	Parking Access: Front
Foundation: Concrete Perimeter	Parking Facilities: Carport; Single
Exterior: Wood	
Rainscreen:	R/I Plumbing: Dist to Public Trans: 1 Block Dist to School Bus: 3 Blocks
Type of Roof: Asphalt	Possession:
Renovations: Completely	Reno Year: 2010
Flooring:	Title to Land: Freehold NonStrata
Water Supply: City/Municipal	Seller's Interest: Registered Owner
Heat/Fuel: Electric	Mortgage Info: \$0
No. of Fireplaces: 2	R/I Fireplaces:
Fireplace Fuel: Electric	Property Disclosure: Y
Outdoor Area: Patio(s)	Out Buildings:
Pad Rental:	
Fixtures Leas: N	
Fixt Removed:	

Legal: PL VAP9012 LT 11 BLK B DL 1092 LD 36 PART S 1/2, GROUP 1, EXCEPT PLAN SRW PLAN 99.  
 Amenities:  
 Site Influences: Recreation Nearby  
 Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Entrance Hall	5'6 X 7'8	Below	Bedroom	7'5 X 12'4			X
Main F.	Living Room	20'2 X 13'	Below	Kitchen	8'3 X 8'10			X
Main F.	Dining	9'7 X 12'1	Below	Living Room	17'9 X 12'4			X
Main F.	Kitchen	15' X 10'8	Below	Laundry	8' X 5'			X
Main F.	Master Bedroom	10'1 X 12'7	Below	Storage	4'11 X 3'10			X
Main F.	Bedroom	9'7 X 9'2	Below	Laundry	7' X 5'			X
Main F.	Bedroom	13'7 X 10'1						X
Main F.	Pantry	5' X 3'						X
Below	Master Bedroom	10'1 X 12'7						X
Below	Bedroom	7'5 X 12'4						X

<b>Floor Area (SqFt):</b>		<b>Bathrooms</b>
Main Floor Area SqFt: 1,311	Total # Rooms: 16	1 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt: 0	# Kitchens: 2	2 4 Piece; Ensuite: Y; Level: Below
Finished Floor Down: 1,258	Finished Levels: 2	3 4 Piece; Ensuite: N; Level: Below
Finished Floor Bsmt SqFt: 0	Crawl/Bsmt Height: 4	
Total Finished Floor SqFt: 2,569	Basement Area: Fully Finished	5
		6
Unfinished Floor: 37	Suite: Licensed Suite	7
Grand Total Floor Area: 2,606		8

Listing Broker(s): Prudential Sus Rlty-Tom Hassan

Prime Ambleside with Lions Gate Bridge, City and Harbour views. Completely renovated to perfection. 6 bedrooms, oversized one quarter acre (11,324 sq.ft.) on cul-de-sac and only 3 blocks walk to West Van Secondary School (8-12) 1B Program. \$150,000+ of updates: roof, windows, bathrooms, kitchen, flooring, heating, landscaping and more! 3 bedrooms up and 3 down. Registered 2 bedroom suite. Families or investors. Fenced level private backyard, 1 car attached garage. Enjoy the city, bridge, and harbour views. Irreplaceable at this price range. Be quick!