



Presented by:  
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**Active**  
**R2650482**  
 Board: V  
 House/Single Family

**1288 GORDON AVENUE**  
 West Vancouver  
 Ambleside  
 V7T 1R2

Residential Detached  
**\$3,598,000** (LP)   
 (SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$3,598,000**  
 Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **1991**  
 Frontage(feet): **50.00** Bathrooms: **4** Age: **31**  
 Frontage(metres): **15.24** Full Baths: **3** Zoning: **RS-5**  
 Depth / Size: **136.5** Half Baths: **1** Gross Taxes: **\$6,782.68**  
 Lot Area (sq.ft.): **6,825.00** Rear Yard Exp: **South** For Tax Year: **2021**  
 Lot Area (acres): **0.16** P.I.D.: **011-516-364** Tax Inc. Utilities?: **No**  
 Flood Plain: Tour: **Virtual Tour URL**  
 View: **Yes: Lions Gate Bridge and Harbour**  
 Complex/Subdiv: **Ambleside**  
 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: **Completely**  
 # of Fireplaces: **3** R.I. Fireplaces:  
 Fireplace Fuel: **Natural Gas**  
 Fuel/Heating: **Forced Air, Natural Gas**  
 Outdoor Area: **Sundeck(s)**  
 Type of Roof: **Torch-On**

Total Parking: **6** Covered Parking: **2** Parking Access: **Lane**  
 Parking: **Garage; Double**  
 Driveway Finish: **Aggregate**  
 Dist. to Public Transit: **4 blocks** Dist. to School Bus: **1 block**  
 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 2, BLOCK 1, PLAN VAP4520, PART SW1/4, DISTRICT LOT 1052, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:  
 Site Influences:  
 Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main):	1,552	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,552	Main	Living Room	15'2 x 21'9	Below	Bedroom	14'3 x 15'3	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	15'2 x 10'3	Below	Bedroom	13'8 x 14'	Main 3
Finished Floor (Below):	1,389	Main	Kitchen	8'8 x 12'7	Below	Laundry	12' x 8'10	Above 4
Finished Floor (Basement):	0	Main	Eating Area	7'7 x 7'11			x	Above 3
Finished Floor (Total):	4,493 sq. ft.	Main	Family Room	19'10 x 15'1			x	Below 2
Unfinished Floor:	0	Main	Office	13'4 x 13'8			x	
Grand Total:	4,493 sq. ft.	Above	Master Bedroom	15'2 x 16'9			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Walk-In Closet	5'10 x 3'8			x	
Suite:		Above	Walk-In Closet	5'9 x 3'8			x	
Basement: Fully Finished, Separate Entry		Above	Bedroom	13'4 x 11'3			x	
		Above	Bedroom	13'3 x 11'8			x	
		Below	Recreation Room	12'8 x 14'6			x	
		Below	Kitchen	12'8 x 9'9			x	

Crawl/Bsmt. Height: # of Levels: **3**  
 # of Kitchens: **2** # of Rooms: **16**  
 Manuf Type: Registered in MHR?: PAD Rental:  
 MHR#: CSA/BCE: Maint. Fee:  
 ByLaw Restrictions:

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

**Gordon is the Golden Block of Ambleside! Stylish 5 bdrm 4000 sq.ft. contemporary is a perfect 10. Panoramic bridge, city, harbour views on rare south side lot. Renovated to perfection by respected WV builder, designed for families and entertainers in mind. Main floor boasts spacious open floor plan, oversized living dining room area; you will love the gourmet kitchen w/ connecting family room, 2 storey vaulted ceilings and huge sun decks! Upstairs is pure luxury: master bdrm suite with 4 Seasons Styled Spa Ensuite and 2 more bdrms. Downstairs perfect for teenagers, in-laws or easily 2 bedroom suite. Car enthusiasts will love the oversized attached 2 car garage with tons of storage. Walk to Ambleside beach, Ridgeview Elementary and WV Secondary. One of the best and quietest 100 blk in WV.**