



Presented by:
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Active
R2018302

Board: V
 House/Single Family

1356 FULTON AVENUE

West Vancouver
 Ambleside
 V7T 1N8

Residential Detached

\$2,380,000 (LP)

(SP)



Sold Date:	Frontage (feet):	50.00	Original Price: \$2,380,000
Depth / Size (ft.):	Bedrooms:	1	Approx. Year Built: 1941
Lot Area (sq.ft.):	Bathrooms:	1	Age: 74
Flood Plain:	Full Baths:	1	Zoning: SFD
Rear Yard Exp: South	Half Baths:	0	Gross Taxes: \$5,002.27
Approval Req?:			For Tax Year: 2015
If new, GST/HST inc?:			Tax Inc. Utilities?:
			P.I.D.: 010-779-957

View: :
 Complex / Subdiv:
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: **2 Storey**
 Construction: **Frame - Wood**
 Exterior: **Other**
 Foundation: **Other**
 Rain Screen:
 Renovations:
 # of Fireplaces: **1**
 Fireplace Fuel: **Gas - Natural**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Other**
 Outdoor Area: **Patio(s) & Deck(s)**
 Type of Roof: **Other**

Reno. Year:
 R.I. Plumbing:
 R.I. Fireplaces:

Total Parking: Covered Parking: Parking Access: **Lane**
 Parking: **Other**
 Dist. to Public Transit:
 Title to Land: **Freehold NonStrata**
 Seller's Interest: **Registered Owner**
 Property Disc.: **Yes**
 PAD Rental:
 Fixtures Leased: **No** :
 Fixtures Rmvd: :
 Floor Finish:

Dist. to School Bus:

Legal: **PL VAP6918 LT 4 BLK B DL 1053 LD 36**

Amenities:
 Site Influences:
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	0' x 0'			x			x
Main	Dining Room	0' x 0'			x			x
Main	Kitchen	0' x 0'			x			x
Main	Family Room	0' x 0'			x			x
Main	Master Bedroom	0' x 0'			x			x
Main	Den	0' x 0'			x			x
Below	Other	0' x 0'			x			x
					x			x
					x			x
					x			x

Finished Floor (Main):	1,042	# of Rooms:	7	Bath	1	Floor	Main	# of Pieces	4	Ensuite?	No	Outbuildings
Finished Floor (Above):	0	# of Kitchens:	1		2							Barn:
Finished Floor (Below):	0	# of Levels:	2		3							Workshop/Shed:
Finished Floor (Basement):	0	Suite:			4							Pool:
Finished Floor (Total):	1,042 sq. ft.	Crawl/Bsmt. Height:			5							Garage Sz:
Unfinished Floor:	737	Beds in Basement: 0	Beds not in Basement: 1		6							Door Height:
Grand Total:	1,779 sq. ft.	Basement: None			7							
					8							

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

This original Ambleside bungalow is located on popular southside on 50 x 135 foot lot and features complete privacy. Beautifully maintained gardens, mature scrubs, trees and even a fish pond. This is the perfect lot to build your dream home. This lot features no easements, no creek, lane access and some view potential. No oil tank. Within a few blocks walk to Ambleside Beach, Hollyburn and Ridgeview School. Building plans available.