

Presented by:

# Tom Hassan

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**Active**  
**R2656741**  
Board: V  
House/Single Family

## 955 JEFFERSON AVENUE

West Vancouver  
Ambleside  
V7T 2A3

Residential Detached  
**\$2,698,000** (LP)  
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$2,698,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>5</b>	Approx. Year Built: <b>1971</b>
Frontage(feet): <b>52.00</b>	Bathrooms: <b>3</b>	Age: <b>51</b>
Frontage(metres): <b>15.85</b>	Full Baths: <b>2</b>	Zoning: <b>RS-5</b>
Depth / Size: <b>121</b>	Half Baths: <b>1</b>	Gross Taxes: <b>\$5,254.52</b>
Lot Area (sq.ft.): <b>6,000.00</b>	Rear Yard Exp: <b>Northwest</b>	For Tax Year: <b>2021</b>
Lot Area (acres): <b>0.14</b>	P.I.D.: <b>007-615-922</b>	Tax Inc. Utilities?: <b>No</b>
Flood Plain:	Tour: <b>Virtual Tour URL</b>	
View: <b>Yes: Mountain View</b>		
Complex/Subdiv: <b>Ambleside</b>		
Services Connected: <b>Electricity, Natural Gas, Sanitary Sewer, Water</b>		

Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: <b>2 Storey</b>	Total Parking: <b>2</b>	Covered Parking: <b>2</b>	Parking Access: <b>Lane</b>
Construction: <b>Frame - Wood</b>	Parking: <b>Garage; Double</b>		
Exterior: <b>Wood</b>	Driveway Finish:		
Foundation: <b>Concrete Slab</b>	Dist. to Public Transit: <b>2 blocks</b>	Dist. to School Bus: <b>4 blocks</b>	
Renovations: <b>Partly</b>	Title to Land: <b>Freehold NonStrata</b>	Land Lease Expiry Year:	
# of Fireplaces: <b>1</b> R.I. Fireplaces:	Property Disc.: <b>Yes</b>		
Fireplace Fuel: <b>Natural Gas</b>	Fixtures Leased: <b>No</b>		
Fuel/Heating: <b>Hot Water</b>	Metered Water: <b>Yes</b>		
Outdoor Area: <b>Patio(s)</b>	R.I. Plumbing:	Fixtures Rmvd: <b>No</b>	
Type of Roof: <b>Wood</b>	Floor Finish: <b>Wall/Wall/Mixed</b>		

Legal: **LOT 1, PLAN VAP11177, PART NW1/4 OF SE1/4, DISTRICT LOT 1068, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Central Location, Lane Access, Private Yard, Recreation Nearby, Shopping Nearby**

Features:

Finished Floor (Main):	1,033	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,036	Main	Foyer	7'1 x 6'7			x	Floor #Pcs
Finished Floor (AbvMain2):	184	Main	Living Room	19' x 12'1			x	Main 2
Finished Floor (Below):	0	Main	Dining Room	9'6 x 8'4			x	Above 3
Finished Floor (Basement):	0	Main	Kitchen	17'3 x 9'			x	Above 4
Finished Floor (Total):	2,253 sq. ft.	Main	Eating Area	7' x 9'			x	
Unfinished Floor:	0	Main	Family Room	11'1 x 10'6			x	
Grand Total:	2,253 sq. ft.	Main	Flex Room	16'10 x 9'10			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Master Bedroom	14'5 x 12'8			x	
Suite:		Above	Walk-In Closet	5'5 x 3'1			x	
Basement: <b>None</b>		Above	Bedroom	12'6 x 9'10			x	
		Above	Bedroom	13'1 x 10'7			x	
		Above	Bedroom	11' x 8'			x	
		Above	Bedroom	11'8 x 10'7			x	
Crawl/Bsmt. Height:	# of Levels: <b>2</b>	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: <b>1</b>	# of Rooms: <b>13</b>	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

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

**Finally the Ambleside Family Home You are Looking For! This traditional styled 5 bedroom family home checks all the boxes in one of West Van's most family friendly locations. Main floor features connecting living and dining room with gas fireplace and hardwood floors; kitchen and connecting eating area overlooks the completely flat fenced and sunny backyard with stunning views of the North Shore Mountains; separate family or media room perfect for young kids or teenager. Families will love the 5 bedrooms up with oversized master bedroom and ensuite. Lane access detached 2 car garage with connecting 200 square foot exercise room or home office. Just a 5 minute walk to top rated Ridgeview Elementary School and 7 blocks walk to WV Secondary School. Be quick!**