



Presented by:

Tom Hassan

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

Active
R2618881

Board: V
House/Single Family

933 SHERWOOD LANE

West Vancouver
Ambleside
V7V 3Y1

Residential Detached

\$2,695,000 (LP)
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$2,695,000
Meas. Type: Feet	Bedrooms: 4	Approx. Year Built: 1952
Frontage(feet): 95.00	Bathrooms: 3	Age: 69
Frontage(metres): 28.96	Full Baths: 2	Zoning: RS-5
Depth / Size: 100	Half Baths: 1	Gross Taxes: \$7,052.77
Lot Area (sq.ft.): 9,500.00	Rear Yard Exp: West	For Tax Year: 2021
Lot Area (acres): 0.22	P.I.D.: 010-259-210	Tax Inc. Utilities?:
Flood Plain:		
View: No :		
Complex/Subdiv:		
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Water		

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

Style of Home: 2 Storey	Total Parking: 3	Covered Parking: 1	Parking Access: Front
Construction: Frame - Wood	Parking: Carport; Single		
Exterior: Wood	Driveway Finish: Asphalt		
Foundation: Concrete Slab	Dist. to Public Transit: 1 block	Dist. to School Bus: 2 block	Land Lease Expiry Year:
Renovations:	Title to Land: Freehold NonStrata		
# of Fireplaces: 2 R.I. Fireplaces:	Property Disc.: Yes		
Fireplace Fuel: Wood	Fixtures Leased: No :		
Fuel/Heating: Forced Air, Natural Gas	Fixtures Rmvd: :		
Outdoor Area: Patio(s)	Floor Finish: Wall/Wall/Mixed		
Type of Roof: Wood			

Legal: **LOT 6, BLOCK 4, PLAN VAP8169, DISTRICT LOT 775, GROUP 1, NEW WESTMINSTER LAND DISTRICT, OF LOT C**

Amenities:

Site Influences: **Central Location, Cul-de-Sac, Private Yard, Recreation Nearby, Shopping Nearby**

Features:

Finished Floor (Main):	1,660	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,180	Main	Foyer	13' x 6'6			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	17'10 x 14'			x	Main 2
Finished Floor (Below):	0	Main	Dining Room	8' x 11'			x	Above 4
Finished Floor (Basement):	0	Main	Kitchen	8' x 18'			x	Above 5
Finished Floor (Total):	2,840sq. ft.	Main	Family Room	20' x 18'			x	
Unfinished Floor:	0	Main	Den	14' x 11'			x	
Grand Total:	2,840sq. ft.	Above	Master Bedroom	15'9 x 11'			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom	11'3 x 11'2			x	
		Above	Bedroom	11'4 x 11'2			x	
		Above	Bedroom	11'2 x 11'9			x	
Suite:							x	
Basement: None							x	
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:		Registered in MHR?:		PAD Rental:		
# of Kitchens: 1	# of Rooms: 10	MHR#:		CSA/BCE:		Maint. Fee:		
		ByLaw Restrictions:						

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

Sherwood Lane is one of Ambleside's best streets! Tucked away on a private and quiet cul-de-sac are 12 unique homes within a few blocks walk to West Van Secondary School and West Van Rec Centre. A very rare day...is to find a home for sale on this amazing street and this property has not been on the market since 1979. Post modern 1950s architecture reminds me of a Ron Thom like design with large overhangs and a contemporary flare for the time. Perfect home to renovate with an outstanding family floor plan. 2 levels above ground, main floor with oversized living dining and family room overlooking the well cared for gardens. Upstairs you will find 4 bdrms and 2 full bathrooms including Mbdm ensuite. You will love the completely flat and private 9500 sq.ft lot. A great opportunity!