



Presented by:
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Active **1235 FULTON AVENUE** Residential Detached
R2503104 West Vancouver **\$2,698,000** (LP)
 Board: V Ambleside V7T 1N7 (SP)



Sold Date: Frontage (feet): **60.00** Original Price: **\$2,698,000**
 Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1953**
 Depth / Size: **137** Bathrooms: **4** Age: **67**
 Lot Area (sq.ft.): **8,138.00** Full Baths: **4** Zoning: **RS5**
 Flood Plain: Half Baths: **0** Gross Taxes: **\$6,088.95**
 Rear Yard Exp: **Northwest** For Tax Year: **2020**
 Council Apprv?: Tax Inc. Utilities?:
 If new, GST/HST inc?: P.I.D.: **007-769-148**
 Tour:

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

Style of Home: **Rancher/Bungalow w/Bsmt.** Total Parking: **3** Covered Parking: **0** Parking Access: **Lane**
 Construction: **Frame - Wood** Parking: **Open**
 Exterior: **Stucco, Wood** Dist. to Public Transit: **1 block** Dist. to School Bus: **2 blocks**
 Foundation: **Concrete Perimeter** Title to Land: **Freehold NonStrata**
 Rain Screen: Reno. Year: Property Disc.: **Yes**
 Renovations: **Completely** R.I. Plumbing: PAD Rental:
 # of Fireplaces: **2** R.I. Fireplaces: Fixtures Leased: **No**
 Fireplace Fuel: **Natural Gas, Wood** Metered Water: **Y** Fixtures Rmvd: **:**
 Water Supply: **City/Municipal** Floor Finish:
 Fuel/Heating: **Forced Air, Natural Gas**
 Outdoor Area: **Patio(s)**
 Type of Roof: **Asphalt**

Legal: **LOT 9, BLOCK A, PLAN VAP7280, PART SE1/4, DISTRICT LOT 1052, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Central Location, Lane Access, Shopping Nearby**
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	8' x 6'	Below	Bedroom	10' x 15'			x
Main	Living Room	19' x 12'	Below	Bedroom	9' x 10'			x
Main	Dining Room	13' x 10'						x
Main	Kitchen	12' x 11'						x
Main	Eating Area	9' x 8'						x
Main	Master Bedroom	14'10 x 10'						x
Main	Bedroom	11' x 10'						x
Below	Recreation Ro...	25' x 11'						x
Below	Bar Room	8' x 8'						x
Below	Den	9' x 8'						x

Finished Floor (Main):	1,288	# of Rooms:	12	Bath	Floor	# of Pieces	Ensuite?	Outbuildings Barn: Workshop/Shed: Pool: Garage Sz: Grg Dr Ht:
Finished Floor (Above):	0	# of Kitchens:	1	1	Above	4	No	
Finished Floor (Below):	1,148	# of Levels:	2	2	Above	3	Yes	
Finished Floor (Basement):	0	Suite:		3	Below	3	Yes	
Finished Floor (Total):	2,436 sq. ft.	Crawl/Bsmt. Height:		4	Below	3	No	
Unfinished Floor:	0	Beds in Basement: 0	Beds not in Basement: 4	5				
Grand Total:	2,436 sq. ft.	Basement: Fully Finished		6				
				7				
				8				

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

Prime Ambleside Renovated 5 bedrooms with some ocean views. The 1200 block is known for oversized lots (8,138 sq.ft.), flat and sunny SW facing lots and walking distance to all the action in Ambleside-Ridgeview and WV Secondary a few blocks away, Grovenor Building, Ambleside Park and the seawall...this is the lifestyle you want and this house has many options for the family buyer and room for inlaws. Almost completely renovated: gourmet kitchen with white laquered cabinets, quartz countertops, island, new appliances; hardwood floors, 4 new bathrooms and one of the most beautiful Tuscan styled gardens I have seen in the area...your own private backyard oasis w/ fruit trees, grapes, hot tub and loads of privacy. If building in future, 2nd floor would have stunning ocean and city views