



Presented by:

Tom Hassan

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



Active
R3037467
Board: V
House/Single Family

863 15TH STREET
West Vancouver
Ambleside
V7T 2T1

Residential Detached
\$2,088,000 (LP)
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$2,088,000
Meas. Type: Feet	Bedrooms: 5	Approx. Year Built: 1919
Frontage(feet): 60.00	Bathrooms: 2	Age: 106
Frontage(metres): 18.29	Full Baths: 2	Zoning: RS-5
Depth / Size: 212	Half Baths: 0	Gross Taxes: \$5,750.84
Lot Area (sq.ft.): 12,674.00	Rear Yard Exp: West	For Tax Year:
Lot Area (acres): 0.29	P.I.D.: 011-275-766	Tax Inc. Utilities?: No
Flood Plain:		Tour: Virtual Tour URL
View: Yes: Partial Water		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: Rancher/Bungalow w/Bsmt.	Total Parking: 4	Covered Parking: 0	Parking Access:
Construction: Frame - Wood	Parking: Open		
Exterior: Wood	Driveway Finish:		
Foundation: Concrete Perimeter	Dist. to Public Transit: 1 block	Dist. to School Bus: 3 blocks	
	Title to Land: Freehold NonStrata	Land Lease Expiry Year:	
Renovations: Partly	Reno. Year: 2021	Property Disc.: Yes	
# of Fireplaces: R.I.	Rain Screen:	Fixtures Leased: No	
Fireplace Fuel:	Metered Water: Yes		
Fuel/Heating: Natural Gas	R.I. Plumbing:	Fixtures Rmvd: No	
Outdoor Area: Balcny(s) Patio(s) Dck(s)		Floor Finish: Wall/Wall/Mixed	
Type of Roof: Asphalt			

Legal: **LOT B BLOCK 5 OF BLOCK 4 SOUTH 1/2 OF DISTRICT LOT 1055 PLAN 4941**

Amenities:

Site Influences: **Central Location, Lane Access, Recreation Nearby**

Features:

Finished Floor (Main):	920	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Foyer	4' x3'6	Below	Bedroom	8'4 x 8'10	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	13'3 x10'9	Below	Laundry	10'6 x 9'10	Main 4
Finished Floor (Below):	855	Main	Nook	9'3 x5'6			x	Below 4
Finished Floor (Basement):	0	Main	Dining Room	11'10 x7'8			x	
Finished Floor (Total):	1,775sq. ft.	Main	Kitchen	11'2 x5'6			x	
Unfinished Floor:	0	Main	Primary Bedroom	11'7 x10'3			x	
Grand Total:	1,775sq. ft.	Main	Bedroom	9'5 x9'4			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Bedroom	9'9 x8'			x	
		Main	Laundry	11'2 x5'6			x	
		Below	Living Room	8'8 x10'5			x	
		Below	Dining Room	8'10 x7'11			x	
		Below	Kitchen	11'4 x11'9			x	
		Below	Bedroom	9'9 x10'			x	
Suite:								
Basement:Part, Separate Entry								
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:		Registered in MHR?:		PAD Rental:		
# of Kitchens: 2	# of Rooms: 15	MHR#:		CSA/BCE:		Maint. Fee:		
		ByLaw Restrictions:						

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

Built in 1919 and lovingly kept in same family for 5 generations,5 bdrm, 2 storey home is one of Ambleside's original homesites. From a time when neighbours were the Lawson and Vinson families.. you will appreciate the 12,674 sq.ft lot, covered porches, mature landscaping. With roots back to Scottish settlers, owners have maintained + renovated over the years while preserving the integrity of the character. Features: new kitchen in 2018. No heritage designation on home which allows endless opportunities for re-development including Heritage Revitalization Agreement Approval from the District of West Vancouver (like Vinson House) allowing extra density, coach houses, sub-division or just live in as. First time offered for sale since 1919! A truly rare opportunity to own a slice of West Van