



Presented by:
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Active
R2309247
 Board: V
 House/Single Family

1421 GORDON AVENUE
 West Vancouver
 Ambleside
 V7T 1R5

Residential Detached
\$2,298,000 (LP)
 (SP)



Sold Date: Frontage (feet): **77.00** Original Price: **\$2,598,000**
 Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **2018**
 Depth / Size: **150** Bathrooms: **4** Age: **0**
 Lot Area (sq.ft.): **11,550.00** Full Baths: **3** Zoning: **MULTI**
 Flood Plain: Half Baths: **1** Gross Taxes: **\$0.00**
 Rear Yard Exp: For Tax Year:
 Council Apprv?: Tax Inc. Utilities?:
 If new, GST/HST inc?: P.I.D.: **030-520-622**
 Tour:

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

Style of Home: **3 Storey, Laneway House**
 Construction: **Frame - Wood**
 Exterior: **Other**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **2**
 Fireplace Fuel: **Electric, Natural Gas**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Hot Water**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
 Type of Roof: **Asphalt**

Total Parking: **1** Covered Parking: **1** Parking Access: **Lane**
 Parking: **Garage; Single**
 Dist. to Public Transit:
 Title to Land: **Freehold Strata** Dist. to School Bus:
 Property Disc.: **Yes**
 PAD Rental:
 Fixtures Leased: **No** :
 Fixtures Rmvd: :
 Floor Finish:

Legal: **PL EPS4953 LT 3 DL 1054 LD 36. GROUP 1, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V.**
 Amenities: **Garden**

Site Influences:
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'6 x 13'			x			x
Main	Dining Room	9' x 8'			x			x
Main	Kitchen	12'5 x 13'8			x			x
Above	Master Bedroom	12'6 x 12'			x			x
Above	Bedroom	12'5 x 11'4			x			x
Below	Recreation	11'3 x 17'2			x			x
Below	Bedroom	11'2 x 17'2			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	723	# of Rooms:	7	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	756	# of Kitchens:	1	1	Main	2	No	Barn:
Finished Floor (Below):	961	# of Levels:	3	2	Above	5	Yes	Workshop/Shed:
Finished Floor (Basement):	0	Suite:	None	3	Above	3	Yes	Pool:
Finished Floor (Total):	2,440 sq. ft.	Crawl/Bsmt. Height:		4	Below	3	No	Garage Sz:
Unfinished Floor:	0	Beds in Basement:	0	5				Door Height:
Grand Total:	2,440 sq. ft.	Beds not in Basement:	3	6				
		Basement:	Fully Finished	7				
				8				

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

Brand new 3 bedroom (2 up and 1 down) home at Vinson House Residences Development - with attached garage, sleeping porch and private patio overlooking the beautiful communal gardens - some water view and full garden view Vinson House Residences have all the charm of yesteryear with the modern conveniences of today. OVER height ceilings, quality finishes including highend appliances and fixtures, hardwood floors in living room and wall to wall wool carpets in bedrooms. Tucked away in an incredible location close to shops, restaurants, seawalk and public transportation. A very special unique property. Open Sunday 2-4pm.