



Presented by:
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Active
R2341448
 Board: V
 House/Single Family

1419 GORDON AVENUE
 West Vancouver
 Ambleside
 V7T 1R5

Residential Detached
\$2,498,000 (LP)
 (SP)



Sold Date: Frontage (feet): **77.00** Original Price: **\$2,498,000**
 Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **2018**
 Depth / Size: **150** Bathrooms: **4** Age: **1**
 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?: **No** Tax Inc. Utilities?:
 If new, GST/HST inc?: P.I.D.: **030-520-631**
 Tour: **Virtual Tour URL**

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

Style of Home: **3 Storey, Carriage/Coach House**
 Construction: **Frame - Wood**
 Exterior: **Other**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations: Reno. Year:
 # of Fireplaces: **2** R.I. Plumbing:
 Fireplace Fuel: **Electric, Natural Gas** R.I. Fireplaces:
 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 4 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	13' x 13'6			x			x
Main	Dining Room	9' x 14'2			x			x
Main	Kitchen	12' x 16'6			x			x
Main	Mud Room	5'6 x 6'6			x			x
Above	Master Bedroom	12' x 15'6			x			x
Above	Bedroom	12' x 11'			x			x
Above	Laundry	8'8 x 5'1			x			x
Below	Recreation	16'3 x 19'10			x			x
Below	Bedroom	16'1 x 12'6			x			x
		x			x			

Finished Floor (Main):	821	# of Rooms:	9	Bath		# of Pieces		Ensuite?		Outbuildings
Finished Floor (Above):	757	# of Kitchens:	1	1	Main	2	No			Barn:
Finished Floor (Below):	982	# of Levels:	3	2	Above	5	Yes			Workshop/Shed:
Finished Floor (Basement):	0	Suite:	None	3	Above	3	Yes			Pool:
Finished Floor (Total):	2,560 sq. ft.	Crawl/Bsmt. Height:		4	Below	3	No			Garage Sz:
Unfinished Floor:	0	Beds in Basement:	0	5						Door Height:
Grand Total:	2,560 sq. ft.	Beds not in Basement:	3	6						
		Basement:	Fully Finished	7						
				8						

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

Brand new construction in the heart of Ambleside Village. Perfect starter home for your family or downsizer! Detached 3 bedroom (2 up and 1 down) home at Vinson House Residences Development facing Gordon Avenue – 2 outside patios including covered porch situated in a beautiful communal garden. Vinson Residences have all the charm of yesteryear with the modern conveniences of today. Quality construction by well known local Vancouver developers- Trasolini-Chetner-Michael Gellar. Features: high end appliances and fixtures, hardwood floors on main with wool carpet in bedrooms' radiant in-floor heating-quartz counters-2 gas fireplaces-walk-in closets. Tucked away in an incredible location walk to shops, restaurants, seawalk and public transportation. A very special property. 2-5-10 Warranty.