



Presented by:

# Tom Hassan

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**Active**  
**R2677687**

Board: V  
House/Single Family

## 1024 LAWSON AVENUE

West Vancouver  
Sentinel Hill  
V7T 2E2

Residential Detached

**\$2,599,900** (LP)   
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$2,599,900</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>4</b>	Approx. Year Built: <b>1958</b>
Frontage(feet): <b>50.00</b>	Bathrooms: <b>3</b>	Age: <b>64</b>
Frontage(metres): <b>15.24</b>	Full Baths: <b>3</b>	Zoning: <b>RS-5</b>
Depth / Size: <b>122</b>	Half Baths: <b>0</b>	Gross Taxes: <b>\$5,380.88</b>
Lot Area (sq.ft.): <b>6,049.00</b>	Rear Yard Exp: <b>South</b>	For Tax Year: <b>2021</b>
Lot Area (acres): <b>0.14</b>	P.I.D.: <b>009-998-420</b>	Tax Inc. Utilities?:
Flood Plain:		Tour: <b>Virtual Tour URL</b>
View: <b>No :</b>		
Complex/Subdiv: <b>Ambleside</b>		
Services Connected: <b>Electricity, Natural Gas, Sanitary Sewer, Water</b>		

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

Style of Home: <b>3 Level Split</b>	Total Parking: <b>4</b>	Covered Parking:	Parking Access: <b>Lane</b>
Construction: <b>Frame - Wood</b>	Parking: <b>Open</b>		
Exterior: <b>Wood</b>	Driveway Finish:		
Foundation: <b>Concrete Perimeter</b>	Dist. to Public Transit: <b>1 block</b>	Dist. to School Bus: <b>2 blocks</b>	
	Title to Land: <b>Freehold NonStrata</b>	Land Lease Expiry Year:	
Renovations: <b>Completely</b>	Reno. Year: <b>2014</b>	Property Disc.: <b>Yes</b>	
# of Fireplaces: <b>1</b> R.I. Fireplaces:	Rain Screen:	Fixtures Leased: <b>No :</b>	
Fireplace Fuel: <b>Natural Gas</b>	Metered Water: <b>Yes</b>	Fixtures Rmvd: <b>No :</b>	
Fuel/Heating: <b>Natural Gas</b>	R.I. Plumbing:	Floor Finish: <b>Wall/Wall/Mixed</b>	
Outdoor Area: <b>Patio(s)</b>			
Type of Roof: <b>Asphalt</b>			

Legal: **LOT 5, BLOCK A, PLAN VAP8612, PART NE1/4, DISTRICT LOT 1067, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Central Location, Lane Access, Private Yard, Recreation Nearby, Shopping Nearby, Ski Hill Nearby**

Features:

Finished Floor (Main):	1,235	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	533	Main	Living Room	16'6 x 17'3			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	19'2 x 10'3			x	Main 5
Finished Floor (Below):	558	Main	Kitchen	9'10 x 16'1			x	Above 4
Finished Floor (Basement):	0	Main	Eating Area	8'7 x 6'9			x	Below 3
Finished Floor (Total):	2,326sq. ft.	Main	Bedroom	8'2 x 9'10			x	
Unfinished Floor:	0	Main	Bedroom	8'1 x 11'7			x	
Grand Total:	2,326sq. ft.	Above	Master Bedroom	14'4 x 11'11			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom	14'2 x 8'4			x	
		Below	Recreation Room	16'8 x 8'10			x	
		Below	Office	8'10 x 8'10			x	
		Below	Mud Room	8'10 x 11'4			x	
Suite:							x	
Basement: <b>Part</b>							x	
Crawl/Bsmt. Height:	# of Levels: <b>3</b>	Manuf Type:		Registered in MHR?:		PAD Rental:		
# of Kitchens: <b>1</b>	# of Rooms: <b>11</b>	MHR#:		CSA/BCE:		Maint. Fee:		
		ByLaw Restrictions:						

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

**Craftsman Character on one of West Van's best family streets in Ambleside. Completely renovated stylish 4 bdrm home on 3 levels is totally unique in design. You will love the 2 storey vaulted ceilings in living and dining room with exposed wood beams and a grand fireplace just like the Mallard Lounge at Chateau Whistler. Main floor: 2 kids bedrooms, newer kitchen with island- eating area-vintage antique gas stove and French doors opening to 700 sq.ft. private concrete patio and level grass yard Upstairs: Master bedroom suite with vaulted ceilings, California Shutters, 4 piece ensuite, loads of closet and 4th bedroom or home office. Recreation room and office or guest room on basement level. Sunny south facing, quiet street 2 blocks from Ridgeview Elementary and 6 blocks to WV Secondary.**