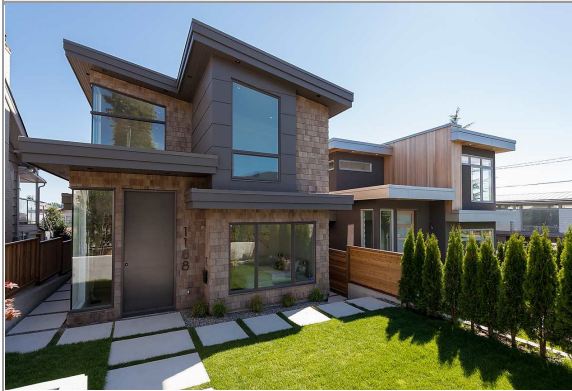




Presented by:
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Active R2006152 **1188 ESQUIMALT AVENUE** Residential Detached
 Board: V West Vancouver **\$3,150,000 (LP)**
 House/Single Family Ambleside V7T 1K1 (SP)



Sold Date: Frontage (feet): **33.00** Approx. Year Built: **2015**
 Depth / Size (ft.): **122** Bedrooms: **4** Age: **0**
 Lot Area (sq.ft.): **4,026.00** Bathrooms: **4** Zoning: **SFD**
 Flood Plain: Full Baths: **3** Gross Taxes: **\$8,151.00**
 Rear Yard Exp: **South** Half Baths: **1** For Tax Year: **2014**
 Approval Req?: Tax Inc. Utilities?:
 If new, GST/HST inc?: **No** P.I.D.: **012-870-609**

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

Style of Home: **2 Storey w/Bsmt.** Total Parking: **2** Covered Parking: **2** Parking Access: **Lane**
 Construction: **Frame - Wood** Parking: **Garage; Double**
 Exterior: **Stucco, Wood** Dist. to Public Transit: **1 BLOCK** Dist. to School Bus: **1 BLOCK**
 Foundation: **Concrete Perimeter** Title to Land: **Freehold NonStrata**
 Rain Screen: Renovations: R.I. Plumbing: Seller's Interest: **Registered Owner**
 # of Fireplaces: **1** R.I. Fireplaces: Property Disc.: **Yes**
 Fireplace Fuel: **Gas - Natural** PAD Rental:
 Water Supply: **City/Municipal** Fixtures Leased: **No**
 Fuel/Heating: **Heat Pump, Hot Water, Radiant** Fixtures Rmvd: **No**
 Outdoor Area: **Balcony(s), Patio(s)** Floor Finish:
 Type of Roof: **Other**

Legal: **PL VAP 3459 LT 2 BLK 7 DL 237 LD 36 BLOCK 7, PLAN VAP3459, DISTRICT LOT 237, GROUP 1.**

Amenities:
 Site Influences: **Lane Access, Recreation Nearby, Shopping Nearby**
 Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Security System, Smoke Alarm, Sprinkler - Fire, Sprinkler -**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Above	Dining Room	11' x 14'			x			x
Above	Living Room	11' x 14'			x			x
Above	Kitchen	14'6 x 13'			x			x
Above	Den	11'6 x 10'			x			x
Main	Master Bedroom	11'6 x 13'8			x			x
Main	Bedroom	10'4 x 10'6			x			x
Main	Bedroom	11'6 x 11'0			x			x
Below	Recreation	21' x 23'8			x			x
Below	Bedroom	11' x 13'			x			x
Below	Utility	8' x 7'			x			x

Finished Floor (Main):	1,062	# of Rooms: 10	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	876	# of Kitchens: 1	1	Main	5	Yes	Barn:
Finished Floor (Below):	1,062	# of Levels: 3	2	Main	4	Yes	Workshop/Shed:
Finished Floor (Basement):	0	Suite:	3	Above	2	No	Pool:
Finished Floor (Total):	3,000 sq. ft.	Crawl/Bsmt. Height:	4	Below	3	No	Garage Sz:
Unfinished Floor:	0	Beds in Basement: 0 Beds not in Basement: 4	5				Door Height:
Grand Total:	3,000 sq. ft.	Basement: Full, Fully Finished	6				
			7				
			8				

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