Presented by:

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EQUAL HOUSING OPPORTUNITY

Active
R2677957
Board: V
House/Single Family

1525 RENA CRESCENT
West Vancouver
Ambleside
V7V 2Z2

Residential Detached

$2,695,000 (LP)

(SP)

Sold Date:	If new, GST/HST inc?:	Original Price: **$2,695,000**
Meas. Type: **Feet**	Bedrooms: **5**	Approx. Year Built: **1958**
Frontage(feet): **80.00**	Bathrooms: **3**	Age: **64**
Frontage(metres): **24.38**	Full Baths: **3**	Zoning: **RS-5**
Depth / Size: **150**	Half Baths: **0**	Gross Taxes: **$5,430.86**
Lot Area (sq.ft.): **13,069.00**	Rear Yard Exp: **North**	For Tax Year: **2021**
Lot Area (acres): **0.30**	P.I.D.: **009-826-106**	Tax Inc. Utilities?:
Flood Plain:		Tour:
View: **Yes : Ocean Views**		
Complex/Subdiv: **Ambleside**		
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**		
Sewer Type:	Water Supply: **City/Municipal**	

Style of Home: **Rancher/Bungalow w/Bsmt.**	Total Parking: **4** Covered Parking: **1**	Parking Access: **Front**
Construction: **Frame - Wood**	Parking: **Carport; Multiple**	
Exterior: **Wood**	Driveway Finish:	
Foundation: **Concrete Perimeter**	Dist. to Public Transit: **1 block**	Dist. to School Bus: **6 blocks**
	Title to Land: **Freehold NonStrata**	Land Lease Expiry Year:
Renovations: **Completely** Reno. Year: **2015**	Property Disc.: **Yes**	
# of Fireplaces: **2** R.I. Fireplaces:	Rain Screen:	
Fireplace Fuel: **Natural Gas** Metered Water: **Yes**	Fixtures Leased: **No :**	
Fuel/Heating: **Forced Air, Natural Gas** R.I. Plumbing:		
Outdoor Area: **Sundeck(s)**	Fixtures Rmvd: **No :**	
Type of Roof: **Asphalt** Floor Finish: **Wall/Wall/Mixed**		

Legal: **LOT 10, BLOCK B, PLAN VAP9012, PART S1/2, DISTRICT LOT 1092, GROUP 1, NEW WESTMINSTER LAND DISTRICT, EXCEPT PLAN SRW PLAN 99**

Amenities: **Air Cond./Central**

Site Influences: **Central Location, Cul-de-Sac, Private Yard, Recreation Nearby, Shopping Nearby, Ski Hill Nearby**
Features:

Finished Floor (Main):	**1,500**	
Finished Floor (Above):	**0**	
Finished Floor (AbvMain2):	**0**	
Finished Floor (Below):	**1,500**	
Finished Floor (Basement):	**0**	
Finished Floor (Total):	**3,000** sq. ft.	
Unfinished Floor:	**0**	
Grand Total:	**3,000** sq. ft.	
Flr Area (Det'd 2nd Res):	sq. ft.	
Suite:		
Basement: **Fully Finished**		
Crawl/Bsmt. Height:	# of Levels: **2**	
# of Kitchens: **2**	# of Rooms: **14**	

Floor	Type	Dimensions
Main	Foyer	6'6 x 3'8
Main	Living Room	18'7 x 14'1
Main	Dining Room	9'6 x 13'10
Main	Kitchen	16'7 x 13'5
Main	Master Bedroom	13'2 x 13'5
Main	Walk-In Closet	3' x 6'
Main	Bedroom	11'2 x 11'7
Main	Bedroom	11'2 x 10'7
Below	Family Room	18'2 x 13'
Below	Recreation Room	23'3 x 12'10
Below	Kitchen	12'4 x 12'8
Below	Bedroom	13'1 x 13'1
Below	Bedroom	11'1 x 13'3

Floor	Type	Dimensions
Below	Storage	5'7 x 5'7

Bathrooms	
Floor	#Pcs
Main	3
Main	5
Below	3

Manuf Type:	Registered in MHR?:	PAD Rental:
MHR#:	CSA/BCE:	Maint. Fee:
ByLaw Restrictions:		

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

Ambleside Ocean Views on child friendly cul-de-sac. Look no further this 5 bedroom 3000 sq.ft. executive style home has been completely renovated to perfection on oversized 80 x 150 foot lot (13,069 sq.ft.). Newer kitchen with granite countertops and custom cabinetry overlooking the private gardens and covered entertaining patio; separate dining and living room with panoramic ocean views; 3 large bedrooms on main including Mbdrm with ensuite and AC. Downstairs perfect as turn key 2 bdrm in-law accommodation; recreation room with B/I cabinetry; media room w/ new F/P; 2nd kitchen and separate entrance. Improvements include: hardwood floors, double glazed windows, appliances, moldings, paint, bathrooms. Walk to WV Secondary + Ridgeview Elementary. This pride of ownership home is a winner!