

Presented by:
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West Vancouver, Ambleside MLS# V1127497 Residential Detached
1356 FULTON AV, V7T 1N8 **Active**



List Price: \$1,685,000

Complex/Subdiv:

Frontage: 50.00 ft	Bedrooms: 1	PID: 010-779-957
Depth/Size:	Bathrooms: 1	Type: House/Single Family
Lot Area SqFt: 6810.00	Full Baths: 1	Approx Yr Blt: 1941
Rear Yard Exp:	Half Baths: 0	Age at List Date: 74
Meas Type: Feet	If New GST/HST Incl:	Taxes: \$4,682 (2014)
Flood Plain:	Zoning: SFD	
View: N		

Serv. Connected: Electricity, Natural Gas, Sanitary Sewer, Water

Style of Home: 2 Storey	Total Parking:	Covered Parking:
Construction: Other	Parking Access: Lane	
Foundation: Other	Parking Facilities: Other	
Exterior: Other		
Rainscreen:	R/I Plumbing:	Dist to Public Trans: In Front
Type of Roof: Other		Dist to School Bus: 3 blocks
Renovations:	Reno Year:	Possession:
Flooring:		Title to Land: Freehold NonStrata
Water Supply: City/Municipal		Seller's Interest: Registered Owner
Heat/Fuel: Other		Mortgage Info: \$0
No. of Fireplaces: 1	R/I Fireplaces:	Property Disclosure: Y
Fireplace Fuel: Gas - Natural		Out Buildings:
Outdoor Area: Patio(s) & Deck(s)		
Pad Rental:		
Fixtures Leas: N		
Fixt Removed:		

Legal: PL VAP6918 LT 4 DL 1053 LD 36 BLOCK B S PT, PART SW 1/4, GROUP 1.

Amenities:

Site Influences:

Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	0' X 0'			X			X
Main F.	Dining	0' X 0'			X			X
Main F.	Kitchen	0' X 0'			X			X
Main F.	Family Room	0' X 0'			X			X
Main F.	Master Bedroom	0' X 0'			X			X
Main F.	Den	0' X 0'			X			X
Below	Other	40' X 25'			X			X
					X			X
					X			X
					X			X

Floor Area (SqFt):		Bathrooms
Main Floor Area SqFt: 1,000	Total # Rooms: 7	1 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt: 0	# Kitchens: 1	2
Finished Floor Down: 0	Finished Levels: 2	3
Finished Floor Bsmt SqFt: 0	Crawl/Bsmt Height: 4	4
Total Finished Floor SqFt: 1,000	Basement Area: None	5
		6
Unfinished Floor: 1,000	Suite:	7
Grand Total Floor Area: 2,000		8

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

First time offered in over 60 years! This original Ambleside bungalow is located on popular southside on 50 x 135 foot lot and features complete privacy. Beautifully maintained gardens, mature scrubs, trees and even a fish pond. This is the perfect lot to build your dream home. Current home has 2 bedroom, living, dining, den and small family room and unfinished full basement. This lot features no easements, no creek, lane access and some view potential. No oil tank. Basement is full height but completely unfinished. Within a few blocks walk to Ambleside Beach, Hollyburn and Ridgeview School. One of the last great building lots available at this price range.