



Presented by:
Tom A Hassan
 Royal LePage Sussex-Tom Hassan
 Phone: 604-809-9777
 www.tomhassan.com
 tomhassan@gmail.com

Active
R2234390
 Board: V
 House/Single Family

1253 KEITH ROAD
 West Vancouver
 Ambleside
 V7T 1N1

Residential Detached
\$2,350,000 (LP)
 (SP)



Sold Date: _____ Frontage (feet): **33.00** Original Price: **\$2,595,000**
 Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **2013**
 Depth / Size: **111 x 34.7 x** Bathrooms: **3** Age: **5**
 Lot Area (sq.ft.): **3,495.00** Full Baths: **2** Zoning: **SFD**
 Flood Plain: _____ Half Baths: **1** Gross Taxes: **\$6,319.63**
 Rear Yard Exp: **North** For Tax Year: **2017**
 Council Apprv?: _____ Tax Inc. Utilities?: _____
 If new, GST/HST inc?: _____ P.I.D.: **012-863-653**
 Tour: **Virtual Tour URL**

View: **Yes: Panoramic Water Views**
 Complex / Subdiv: _____
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: **2 Storey w/Bsmt.**
 Construction: **Frame - Wood**
 Exterior: **Wood**
 Foundation: **Concrete Perimeter**
 Rain Screen: _____
 Renovations: **Completely** Reno. Year: **2013**
 # of Fireplaces: **2** R.I. Plumbing: _____
 Fireplace Fuel: **Natural Gas, Wood** R.I. Fireplaces: _____
 Water Supply: **City/Municipal**
 Fuel/Heating: **Natural Gas, Other**
 Outdoor Area: **Patio(s)**
 Type of Roof: **Asphalt**

Total Parking: **2** Covered Parking: **1** Parking Access: **Rear**
 Parking: **Garage; Single**
 Dist. to Public Transit: **1 BLOCK** Dist. to School Bus: **2 BLOCKS**
 Title to Land: **Freehold NonStrata**
 Property Disc.: **Yes**
 PAD Rental: _____
 Fixtures Leased: **No**
 Fixtures Rmvd: **Yes: Dining Room Light**
 Floor Finish: _____

Legal: **PL VAP3459 LT 9 BLK 16 DL 237 LD 36. GROUP 1.**

Amenities:
 Site Influences:
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'9 x 13'9			x			x
Main	Dining Room	12'2 x 11'7			x			x
Main	Kitchen	12'11 x 11'7			x			x
Main	Master Bedroom	12'2 x 10'4			x			x
Main	Walk-In Closet	6'2 x 3'8			x			x
Below	Bedroom	11'2 x 9'3			x			x
Below	Family Room	16'0 x 13'1			x			x
Below	Laundry	7'9 x 6'8			x			x
Below	Storage	8'10 x 3'8			x			
Below	Bedroom	14' x 11'3			x			

Finished Floor (Main):	881	# of Rooms:	10	Bath		# of Pieces		Ensuite?		Outbuildings
Finished Floor (Above):	0	# of Kitchens:	1	1	Main	5	Yes			Barn:
Finished Floor (Below):	881	# of Levels:	2	2	Main	2	No			Workshop/Shed:
Finished Floor (Basement):	0	Suite:		3	Below	5	No			Pool:
Finished Floor (Total):	1,762 sq. ft.	Crawl/Bsmt. Height:		4						Garage Sz:
Unfinished Floor:	0	Beds in Basement:	0	5						252
Grand Total:	1,762 sq. ft.	Beds not in Basement:	3	6						Door Height:
		Basement:	Full, Fully Finished	7						
				8						

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

Live by Ambleside Beach. Completely re-built and renovated 3 bdrm home 2 blocks from waterfront and new revitalized Ambleside Village Grovenor Building. \$500,000 renovation completed in 2013 has been done to perfection. Enjoy close-in water views of the beach, waterfront and Lions Gate Bridge. Functional floor plan for a young couple starting out, family or downsizer. Open floor plan connecting kitchen, dining living room vaulted ceilings and spacious Mbdm w/ walk-in closet and 4 piece ensuite. Lower floor perfect for kids guests w/ 2 additional bedrooms and 5 piece bathroom, recreation room with gas fireplace and mudroom with level walk-out French doors to private grass fenced fenced yard. Live the perfect lifestyle and walk to West Van's best amenities minutes from your front door.