

Presented by:  
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West Vancouver, Ambleside Residential Detached  
**1261 KEITH RD, V7T 1N1** MLS# V939422 **Active**



List Price: \$1,688,000

Complex/Subdiv:

Frontage: 51.20 ft	Bedrooms: 4	PID: 012-863-637
Depth/Size: x122x49.5x	Bathrooms: 2	Type: House/Single Family
Lot Area SqFt: 5860.00	Full Baths: 2	Approx Yr Blt: 1936
Rear Yard Exp: S	Half Baths: 0	Age at List Date: 76
Meas Type: Feet	If New GST/HST Incl:	Taxes: \$4,141 (2011)
Flood Plain:	Zoning: RD1	

View: Y - Panoramic water view from bridge, beach to Van Island.  
 Serv. Connected: Electricity, Sanitary Sewer, Water

Style of Home: 2 Storey w/Bsmt.	Total Parking:	Covered Parking:
Construction: Frame - Wood	Parking Access: Rear	
Foundation: Concrete Perimeter	Parking Facilities: Open	
Exterior: Wood		
Rainscreen:	R/I Plumbing:	Dist to School Bus:
Type of Roof: Asphalt	Possession:	
Renovations:	Reno Year:	Title to Land: Freehold NonStrata
Flooring: Other		Seller's Interest: Registered Owner
Water Supply: City/Municipal		Mortgage Info: \$0
Heat/Fuel: Natural Gas, Forced Air		
No. of Fireplaces: 1	R/I Fireplaces:	Property Disclosure: Y
Fireplace Fuel: Gas - Natural		Out Buildings:
Outdoor Area: Sundeck(s)		
Pad Rental:		
Fixtures Leas: N		
Fixt Removed:		

Legal: PL VAP3459 BLK 16 DL 237 LD 36 GROUP 1, LOT 8, BLK 16, PL VAP3459, DISTRICT. 2ND PID: 012-863-602

Amenities:

Site Influences: Central Location, Recreation Nearby, Shopping Nearby

Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	10' X 10'			X			X
Main F.	Kitchen	10' X 10'			X			X
Main F.	Dining	10' X 10'			X			X
Main F.	Den	10' X 10'			X			X
Above	Bedroom	10' X 10'			X			X
Above	Bedroom	10' X 10'			X			X
Below	Bedroom	10' X 10'			X			X
Below	Bedroom	10' X 10'			X			X
Below	Mud Room	10' X 10'			X			X
		X			X			X

<b>Floor Area (SqFt):</b>		<b>Bathrooms</b>
Main Floor Area SqFt: 800	Total # Rooms: 9	1 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt: 450	# Kitchens: 1	2 4 Piece; Ensuite: N; Level: Below
Finished Floor Down: 700	Finished Levels: 3	3
Finished Floor Bsmt SqFt: 0	Crawl/Bsmt Height: 4	4
Total Finished Floor SqFt: 1,950	Basement Area: Fully Finished	5
		6
Unfinished Floor: 0	Suite:	7
Grand Total Floor Area: 1,950		8

Listing Broker(s): Prudential Sus Rlty-Tom Hassan

Ambleside Beach Lifestyle! One of the very few properties to have a view of Ambleside Beach, Lions Gate Bridge and westerly harbour and Vancouver Island from main floor and 2nd floor. Fantastic opportunity to build your dream home 2 blocks from Ambleside Village and within blocks to Park Royal Shopping Centre, Elementary and WV Secondary schools. Very livable 3 level house but treat as land value. You won't be disappointed with the panoramic ocean views. Property fronts both Keith Road and Clyde Avenue. Enter property from Clyde Avenue. A rare opportunity!