



Presented by:  
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**Active**  
**R2120968**

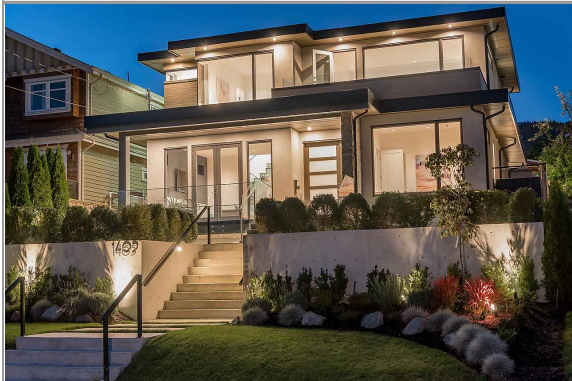
**1465 JEFFERSON AVENUE**

Residential Detached

Board: V  
 House/Single Family

West Vancouver  
 Ambleside  
 V7T 2B6

**\$4,480,000** (LP)   
 (SP)



Sold Date:	Frontage (feet):	<b>50.00</b>	Original Price: <b>\$4,480,000</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>4</b>	Approx. Year Built: <b>2016</b>
Depth / Size: <b>122.5</b>	Bathrooms:	<b>5</b>	Age: <b>0</b>
Lot Area (sq.ft.): <b>6,125.00</b>	Full Baths:	<b>4</b>	Zoning: <b>SFD</b>
Flood Plain:	Half Baths:	<b>1</b>	Gross Taxes: <b>\$7,277.61</b>
Rear Yard Exp:			For Tax Year: <b>2016</b>
Approval Req?:			Tax Inc. Utilities?:
If new, GST/HST inc?:			P.I.D.: <b>011-682-914</b>
			Tour:

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

Style of Home: **2 Storey w/Bsmt.**  
 Construction: **Frame - Wood**  
 Exterior: **Stucco**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations:  
 # of Fireplaces: **2**  
 Fireplace Fuel: **Gas - Natural**  
 Water Supply: **City/Municipal**  
 Fuel/Heating: **Natural Gas, Radiant**  
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**  
 Type of Roof: **Asphalt**

Total Parking: **6** Covered Parking: **2** Parking Access: **Lane**  
 Parking: **Garage; Double**  
 Dist. to Public Transit:  
 Title to Land: **Freehold NonStrata**  
 Seller's Interest: **Registered Owner**  
 Property Disc.: **Yes**  
 PAD Rental:  
 Fixtures Leased: **No** :  
 Fixtures Rmvd: :  
 Floor Finish:

Legal: **PL VAP4256 LT 8 DL 1063 LD 36 \*\*UCR 11/01/16\*\***  
 Amenities: **Sauna/Steam Room**  
 Site Influences:  
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16'0 x 13'9	Above	Walk-In Closet	5'2 x 4'5			x
Main	Kitchen	19'0 x 12'0	Above	Bedroom	12'6 x 10'6			x
Main	Dining Room	20'6 x 11'0	Above	Laundry	7'4 x 5'2			x
Main	Office	11'4 x 9'9	Below	Recreation	19'10 x 14'9			x
Main	Wok Kitchen	8'5 x 5'10	Below	Media Room	19'0 x 10'5			x
Main	Foyer	11'5 x 8'0	Below	Bedroom	14'9 x 11'7			x
Main	Mud Room	7'0 x 5'10	Below	Family Room	14'10 x 13'1			x
Above	Master Bedroom	14'0 x 13'6						x
Above	Walk-In Closet	11'0 x 7'0						x
Above	Bedroom	12'9 x 10'4						x

Finished Floor (Main): **1,366**  
 Finished Floor (Above): **1,188**  
 Finished Floor (Below): **1,364**  
 Finished Floor (Basement): **0**  
 Finished Floor (Total): **3,918 sq. ft.**  
 Unfinished Floor: **0**  
 Grand Total: **3,918 sq. ft.**

# of Rooms: **17**  
 # of Kitchens: **2**  
 # of Levels: **3**  
 Suite:  
 Crawl/Bsmt. Height:  
 Beds in Basement: **0** Beds not in Basement: **4**  
 Basement: **Full, Fully Finished**

Bath	Floor	# of Pieces	Ensuite?
1	Main	2	No
2	Above	6	Yes
3	Above	4	Yes
4	Above	4	Yes
5	Below	4	Yes
6			
7			
8			

Outbuildings  
 Barn:  
 Workshop/Shed:  
 Pool:  
 Garage Sz:  
 Door Height:

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

**Ambleside and Dundarave Best Priced New Home built by luxury home builder- Paramax. Stylish contemporary features panoramic water, bridge and city views in one of West Van's most desirable neighbourhoods. Live the lifestyle every family wants- kids that can walk to Ridgeview Elementary or West Van Secondary Schools (2 blocks away). Vaulted ceilings, designer gourmet kitchen w/ separate Wok Kitchen connecting dining/ living room, covered outside entertainment area w/ built-in ceiling heater, 3 upstairs ensuited bedrooms w/ stunning MBdrm w/ private balcony, walk-in closet and luxurious 4 Seasons style ensuite w/ steam shower. Downstairs boasts a media room, recreation room, bar, wine storage, 4th bdrm, and level walk-out entrance. Quality-Location-View. 2-5-1- Home Warranty. No GST.**