



Presented by:  
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**Active**  
**R2318557**  
 Board: V  
 House/Single Family

**1341 INGLEWOOD AVENUE**  
 West Vancouver  
 Ambleside  
 V7T 1Y8

Residential Detached  
**\$4,450,000 (LP)**  
 (SP)



Sold Date:  
 Meas. Type: **Feet**  
 Depth / Size: **155**  
 Lot Area (sq.ft.): **16,790.00**  
 Flood Plain:  
 Rear Yard Exp: **North**  
 Council Apprv?:  
 If new, GST/HST inc?:

Frontage (feet): **106.00**  
 Bedrooms: **5**  
 Bathrooms: **5**  
 Full Baths: **4**  
 Half Baths: **1**

Original Price: **\$4,450,000**  
 Approx. Year Built: **1996**  
 Age: **22**  
 Zoning: **SFD**  
 Gross Taxes: **\$10,922.29**  
 For Tax Year: **2018**  
 Tax Inc. Utilities?:  
 P.I.D.: **009-167-510**  
 Tour: **Virtual Tour URL**

View: **Yes: Some water view**  
 Complex / Subdiv:  
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: **3 Storey**  
 Construction: **Frame - Wood**  
 Exterior: **Wood**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations:  
 # of Fireplaces: **1**  
 Fireplace Fuel: **Wood**  
 Water Supply: **City/Municipal**  
 Fuel/Heating: **Natural Gas, Radiant**  
 Outdoor Area: **Patio(s) & Deck(s)**  
 Type of Roof: **Wood**

Reno. Year:  
 R.I. Plumbing:  
 R.I. Fireplaces:

Total Parking: **2** Covered Parking: **1** Parking Access: **Lane**  
 Parking: **Garage; Single**

Dist. to Public Transit: **1 block** Dist. to School Bus: **3 blocks**  
 Title to Land: **Freehold NonStrata**

Property Disc.: **Yes**  
 PAD Rental:  
 Fixtures Leased: **No** :  
 Fixtures Rmvd: :  
 Floor Finish:

Legal: **PL VAP11075 LT 2 LD 36. DISTRICT LOT 1064 S 1/2, GROUP 1, EP LMP34956 EPBCP6025.**

Amenities:

Site Influences: **Central Location, Lane Access, Private Setting, Private Yard, Recreation Nearby**

Features:

| Floor | Type        | Dimensions    | Floor | Type           | Dimensions   | Floor | Type           | Dimensions  |
|-------|-------------|---------------|-------|----------------|--------------|-------|----------------|-------------|
| Main  | Foyer       | 18'10 x 11'10 | Above | Master Bedroom | 17'9 x 12'5  | Below | Bedroom        | 11'2 x 8'10 |
| Main  | Living Room | 14' x 14'     | Above | Walk-In Closet | 17'2 x 4'10  | Below | Walk-In Closet | 9'2 x 3'8   |
| Main  | Dining Room | 11'11 x 11'11 | Above | Bedroom        | 21'5 x 14'   | Below | Office         | 9'9 x 8'    |
| Main  | Family Room | 17'2 x 15'1   | Above | Walk-In Closet | 7'8 x 5'     | Below | Utility        | 9'4 x 3'8   |
| Main  | Kitchen     | 14'7 x 11'10  | Above | Walk-In Closet | 5'6 x 3'3    |       |                | x           |
| Main  | Pantry      | 5'5 x 3'1     | Above | Bedroom        | 13'3 x 9'8   |       |                | x           |
| Main  | Eating Area | 5'10 x 4'7    | Above | Laundry        | 11'6 x 6'    |       |                | x           |
| Main  | Bedroom     | 12'1 x 11'6   | Above | Games Room     | 31'9 x 16'1  |       |                | x           |
| Main  | Gym         | 16' x 12'2    | Below | Living Room    | 11'8 x 11'2  |       |                |             |
| Main  | Mud Room    | 12'2 x 7'8    | Below | Dining Room    | 11'11 x 11'8 |       |                |             |

|                            |                      |                            |                               |      |   |              |             |             |          |          |            |                |
|----------------------------|----------------------|----------------------------|-------------------------------|------|---|--------------|-------------|-------------|----------|----------|------------|----------------|
| Finished Floor (Main):     | <b>2,607</b>         | # of Rooms:                | <b>24</b>                     | Bath | 1 | Floor        | <b>Main</b> | # of Pieces | <b>6</b> | Ensuite? | <b>Yes</b> | Outbuildings   |
| Finished Floor (Above):    | <b>2,022</b>         | # of Kitchens:             | <b>1</b>                      |      | 2 | <b>Above</b> | <b>4</b>    | <b>Yes</b>  |          |          |            | Barn:          |
| Finished Floor (Below):    | <b>0</b>             | # of Levels:               | <b>3</b>                      |      | 3 | <b>Above</b> | <b>4</b>    | <b>No</b>   |          |          |            | Workshop/Shed: |
| Finished Floor (Basement): | <b>0</b>             | Suite:                     |                               |      | 4 | <b>Below</b> | <b>3</b>    | <b>Yes</b>  |          |          |            | Pool:          |
| Finished Floor (Total):    | <b>4,629 sq. ft.</b> | Crawl/Bsmt. Height:        |                               |      | 5 | <b>Below</b> | <b>2</b>    | <b>No</b>   |          |          |            | Garage Sz:     |
| Unfinished Floor:          | <b>0</b>             | Beds in Basement: <b>0</b> | Bed not in Basement: <b>5</b> |      | 6 |              |             |             |          |          |            | Door Height:   |
| Grand Total:               | <b>4,629 sq. ft.</b> | Basement: <b>None</b>      |                               |      | 7 |              |             |             |          |          |            |                |
|                            |                      |                            |                               |      | 8 |              |             |             |          |          |            |                |

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

**One of Amblesides true Signature Estates features 4 bedroom Craftsman Victorian Home and detached 1 bedroom coach house. Situated on private 16,790 sq.ft. this home oozes w/ elegance and country living in the heart of Ambleside Village. Families will love the open floor plan of the gourmet kitchen w/ connecting family room and 12 foot high glass ceiling conservatory; separate living and dining room; main floor guest room, gym or games room and spacious mudroom. Upstairs: 3 very unique bedrooms with high ceilings exposed beams and access to the third floor home office/artists studio/or teenager den. The detached coach house is perfect for extended families or guests with 1 bedroom ,newer full bathroom, living area and vaulted ceilings. This stunning one of a kind home is sure to impress!**