



Presented by:
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Active
R2232391
 Board: V
 House/Single Family

1185 13TH STREET
 West Vancouver
 Ambleside
 V7T 2P6

Residential Detached
\$2,998,000 (LP)
 (SP)



Sold Date:
 Meas. Type: **Feet**
 Depth / Size: **130**
 Lot Area (sq.ft.): **8,840.00**
 Flood Plain:
 Rear Yard Exp: **West**
 Council Apprv?:
 If new, GST/HST inc?:

Frontage (feet): **68.00**
 Bedrooms: **4**
 Bathrooms: **2**
 Full Baths: **2**
 Half Baths: **0**

Original Price: **\$2,998,000**
 Approx. Year Built: **1947**
 Age: **71**
 Zoning: **SFD**
 Gross Taxes: **\$7,400.31**
 For Tax Year: **2017**
 Tax Inc. Utilities?:
 P.I.D.: **010-634-614**
 Tour: **Virtual Tour URL**

View: **No** :
 Complex / Subdiv:
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

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

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

Total Parking: **5** Covered Parking: **1** Parking Access: **Front**
 Parking: **Carpport; Multiple**

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

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

Legal: **PL VAP7398 LT 3 DL 1064 LD 36**

Amenities:
 Site Influences: **Central Location, Private Setting, Private Yard, Recreation Nearby, Shopping Nearby**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	11'0 x 19'0			x			x
Main	Dining Room	10'0 x 10'0			x			x
Main	Kitchen	10'0 x 13'0			x			x
Main	Master Bedroom	10'0 x 14'0			x			x
Main	Bedroom	8'0 x 10'0			x			x
Below	Bedroom	10'0 x 11'0			x			x
Below	Bedroom	8'0 x 10'0			x			x
Below	Recreation	11'0 x 19'0			x			x
Below	Laundry	6'0 x 7'0			x			x
Below	Foyer	8'0 x 10'0			x			x

Finished Floor (Main):	1,050	# of Rooms: 10	Bath		# of Pieces	Ensuite?	Outbuildings Barn: Workshop/Shed: Pool: Garage Sz: Door Height:
Finished Floor (Above):	0	# of Kitchens: 1	1	Main	4	No	
Finished Floor (Below):	1,050	# of Levels: 2	2	Below	4	No	
Finished Floor (Basement):	0	Suite:	3				
Finished Floor (Total):	2,100 sq. ft.	Crawl/Bsmt. Height:	4				
Unfinished Floor:	0	Beds in Basement: 0 Beds not in Basement: 4	5				
Grand Total:	2,100 sq. ft.	Basement: Full, Fully Finished	6				
			7				
			8				

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

Simple perfection in this stylish renovated prime Ambleside 3 or 4 bedroom home located directly next door to Chatwin Park on over sized 8,800 sq.ft. lot. Open concept main floor w/ all interior walls removed w/ permits perfect for entertaining. Gourmet kitchen w/ granite countertops, Sub Zero fridge, french doors opening to newer covered sundeck w/ cozy seating area overlooking complete private Tuscan inspired gardens complete w/ greenhouse, fruit trees, grape vines, garden boxes, level grass yard and mature landscaping ensuring privacy. Features: Calif Shutters, Nuheat bthrm floors, full irrigation system, newer washer-dryer, DW, range and 2 gas F/P, BI closets. Amazing retirement downsizer home instead of strata or starter home for small family with Ridgeview School one block away.