



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

Active
R2309238
 Board: V
 House/Single Family

1425 GORDON AVENUE
 West Vancouver
 Ambleside
 V7T 1R5

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



Sold Date: Frontage (feet): **77.00** Original Price: **\$3,198,000**
 Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1913**
 Depth / Size: **150** Bathrooms: **3** Age: **105**
 Lot Area (sq.ft.): **11,550.00** Full Baths: **2** Zoning: **MULTI**
 Flood Plain: Half Baths: **1** Gross Taxes: **\$0.00**
 Rear Yard Exp: For Tax Year:
 Council Apprv?: Tax Inc. Utilities?:
 If new, GST/HST inc?: P.I.D.: **030-520-614**
 Tour:

View: :
 Complex / Subdiv:
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: **2 Storey**
 Construction: **Frame - Wood**
 Exterior: **Hardi Plank, Mixed**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations: **Completely** Reno. Year: **2018**
 # of Fireplaces: **1** R.I. Plumbing:
 Fireplace Fuel: **Natural Gas** R.I. Fireplaces:
 Water Supply: **City/Municipal**
 Fuel/Heating: **Radiant**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
 Type of Roof: **Wood**

Total Parking: **1** Covered Parking: **1** Parking Access: **Rear**
 Parking: **Garage; Single**
 Dist. to Public Transit:
 Title to Land: **Freehold Strata** Dist. to School Bus:
 Property Disc.: **Yes**
 PAD Rental:
 Fixtures Leased: **No** :
 Fixtures Rmvd: :
 Floor Finish:

Legal: **PL EPS4953 LT 2 DL 1054 LD 36. GROUP 1, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V.**
 Amenities: **Garden**

Site Influences:
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'10 x 18'2	Above	Bedroom	10' x 12'5			x
Main	Dining Room	14'2 x 5'9	Above	Laundry	8'8 x 6'3			x
Main	Kitchen	13'2 x 15'1			x			x
Main	Family Room	14'10 x 12'6			x			x
Main	Foyer	9'2 x 11'9			x			x
Main	Nook	14'4 x 6'			x			x
Main	Other	4'10 x 5'9			x			x
Above	Master Bedroom	14' x 15'5			x			x
Above	Walk-In Closet	7'11 x 5'11			x			
Above	Bedroom	10'10 x 15'5			x			

Finished Floor (Main):	1,464	# of Rooms:	12	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	1,077	# of Kitchens:	1	1	Main	2	No	Barn:
Finished Floor (Below):	0	# of Levels:	2	2	Above	5	Yes	Workshop/Shed:
Finished Floor (Basement):	0	Suite:	None	3	Above	4	Yes	Pool:
Finished Floor (Total):	2,541 sq. ft.	Crawl/Bsmt. Height:		4				Garage Sz:
Unfinished Floor:	0	Beds in Basement:	0	5				Door Height:
Grand Total:	2,541 sq. ft.	Basement:	None	6				
				7				
				8				

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

A rare opportunity to own a very special and unique 3 bedroom heritage property. Built in 1913 for the first reeve of West Van. Totally rebuilt in 2018 Vinson House Residences Development represents a little Shaughnessy House in West Vancouver. Quality thru-out original restored woodwork including grand staircase and beautiful beamed ceilings, stainglass and wainscotting. Brand new gourmet kitchen with back deck for barbecuing. Two new luxurious spa baths, beautiful hardwood floors thru-out. Two large covered porches (754 SF) overlooking a beautiful Edwardian communal garden - completely new energy efficient heating, electrical and security systems. Central location walking distance to shops, restaurants, seawalk, parks and public transportation. A must see - A gem.