



Presented by:

# Tom Hassan

Royal LePage Sussex - Tom Hassan  
Phone: 604-809-9777  
http://www.tomhassan.com  
tomhassan@gmail.com



**Active**  
**R2877568**

Board: V  
House/Single Family

## 1370 14TH STREET

West Vancouver  
Ambleside  
V7T 2S2

Residential Detached

**\$3,385,000** (LP)   
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$3,385,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>6</b>	Approx. Year Built: <b>1983</b>
Frontage(feet): <b>53.40</b>	Bathrooms: <b>3</b>	Age: <b>41</b>
Frontage(metres): <b>16.28</b>	Full Baths: <b>3</b>	Zoning: <b>RS-5</b>
Depth / Size: <b>126 x 90 x 53</b>	Half Baths: <b>0</b>	Gross Taxes: <b>\$6,482.00</b>
Lot Area (sq.ft.): <b>6,018.00</b>	Rear Yard Exp: <b>Southeast</b>	For Tax Year: <b>2023</b>
Lot Area (acres): <b>0.14</b>	P.I.D.: <b>004-604-750</b>	Tax Inc. Utilities?: <b>No</b>
Flood Plain:	Tour: <b>Virtual Tour URL</b>	
View: <b>Yes: Partial Water View Upstairs</b>		
Complex/Subdiv: <b>Ambleside</b>		
First Nation Reserve:		
Services Connected: <b>Electricity, Natural Gas, Sanitary Sewer, Water</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

Style of Home: <b>2 Storey w/ Bsmt.</b>	Total Parking: <b>4</b>	Covered Parking: <b>2</b>	Parking Access: <b>Lane</b>
Construction: <b>Frame - Wood</b>	Parking: <b>Garage Underbuilding, Garage; Double</b>		
Exterior: <b>Brick, Stucco, Wood</b>	Driveway Finish:		
Foundation: <b>Concrete Perimeter</b>	Dist. to Public Transit: <b>1 block</b>	Dist. to School Bus: <b>1 block</b>	
Renovations: <b>Completely</b>	Title to Land: <b>Freehold NonStrata</b>	Land Lease Expiry Year:	
# of Fireplaces: <b>2</b>	Property Disc.: <b>Yes</b>		
R.I. Fireplaces:	Fixtures Leased: <b>No</b>		
Fireplace Fuel: <b>Electric, Natural Gas</b>	Metered Water: <b>Yes</b>		
Fuel/Heating: <b>Electric, Forced Air, Natural Gas</b>	R.I. Plumbing:		
Outdoor Area: <b>Sundeck(s)</b>	Fixtures Rmvd: <b>No</b>		
Type of Roof: <b>Asphalt</b>	Floor Finish: <b>Wall/Wall/Mixed</b>		

Legal: **LOT B NORTH WEST 1/4 OF DISTRICT LOT 1064 PLAN 18789**

Amenities:

Site Influences: **Central Location, Lane Access, Recreation Nearby, Shopping Nearby**

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener**

Finished Floor (Main):	840	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,615	Main	Foyer	13'5 x 7'	Above	Games Room	9' x 5'2	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	16'5 x 14'5	Above	Storage	6' x 4'9	Above 4
Finished Floor (Below):	1,215	Main	Dining Room	12' x 10'9	Above	Storage	5'9 x 4'9	Above 4
Finished Floor (Basement):	0	Main	Kitchen	11'5 x 11'	Below	Living Room	19' x 13'5	Below 4
Finished Floor (Total):	3,670sq. ft.	Main	Family Room	11'5 x 10'	Below	Bedroom	11'2 x 9'5	
Unfinished Floor:	0	Main	Laundry	4' x 4'	Below	Bedroom	11' x 10'	
Grand Total:	3,670sq. ft.	Above	Primary Bedroom	15' x 13'	Below	Kitchen	15' x 13'7	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Walk-In Closet	6'9 x 5'3	Below	Dining Room	13'7 x 7'2	
Suite:		Above	Bedroom	11'3 x 10'1	Below	Den	6'4 x 6'2	
Basement: Fully Finished		Above	Bedroom	12' x 9'5	Below	Laundry	7' x 5'	
		Above	Bedroom	12'7 x 7'	Below	Utility	7'5 x 6'3	
		Above	Flex Room	10'9 x 7'	Below	Storage	6'5 x 3'5	
		Above	Recreation Room	27' x 19'5	Below	Storage	11' x 3'	

Crawl/Bsmt. Height:	# of Levels: <b>3</b>	Manuf Type:	Registered in MHR?:	PAD Rental:
# of Kitchens: <b>2</b>	# of Rooms: <b>26</b>	MHR#:	CSA/BCE:	Maint. Fee:
		ByLaw Restrictions:		

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

**Welcome to your dream family home in Ambleside! Stunning renovated to perfection Tudor-style boasts 6 bedrooms, 3700 sq.ft of living space on 3 levels. Enjoy modern functional floorplan. Main floor: living/dining room and kitchen/family room combo opening to covered sundeck, fully fenced private backyard perfect for outdoor activities. Upper side split floors provides great privacy for the primary bedroom suite and 3 additional bedrooms. Upstairs Bonus room is a kids dream for media/games room, sleep overs or a home business/ artists studio. Incredible downstairs with 2 bedroom in-law accommodation or VRBO mortgage helper. Attached 2 car garage, lane access. 1 block to Ridgeview Elementary and 2 blocks to WVSS. Minutes to shopping, Rec centre, private schools. Best family home on market!**