



Presented by:  
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**Active**  
**R2853568**  
Board: V  
House/Single Family

**1085 LAWSON AVENUE**

West Vancouver  
Sentinel Hill  
V7T 2E3

Residential Detached

**\$3,298,000** (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$3,298,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>4</b>	Approx. Year Built: <b>1947</b>
Frontage(feet): <b>58.90</b>	Bathrooms: <b>4</b>	Age: <b>77</b>
Frontage(metres): <b>17.95</b>	Full Baths: <b>3</b>	Zoning: <b>RS-5</b>
Depth / Size: <b>122</b>	Half Baths: <b>1</b>	Gross Taxes: <b>\$7,113.14</b>
Lot Area (sq.ft.): <b>7,210.00</b>	Rear Yard Exp: <b>North</b>	For Tax Year: <b>2022</b>
Lot Area (acres): <b>0.17</b>	P.I.D.: <b>002-473-666</b>	Tax Inc. Utilities?:
Flood Plain:		Tour: <b>Virtual Tour URL</b>
View: :		
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: **2 Storey w/ Bsmt.**  
Construction: **Frame - Wood**  
Exterior: **Stucco, Wood**  
Foundation: **Concrete Perimeter**

Renovations: **Completely**  
# of Fireplaces: **1** R.I. Fireplaces:  
Fireplace Fuel: **Wood**  
Fuel/Heating: **Forced Air, Radiant**  
Outdoor Area: **Patio(s)**  
Type of Roof: **Asphalt**

Reno. Year:  
Rain Screen:  
Metered Water: **Yes**  
R.I. Plumbing:

Total Parking: **2** Covered Parking: **2** Parking Access: **Lane**  
Parking: **Carport; Multiple**  
Driveway Finish:  
Dist. to Public Transit: **1 block** Dist. to School Bus: **1 block**  
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:  
Property Disc.: **Yes**  
Fixtures Leased: **No** :  
Fixtures Rmvd: **No** :  
Floor Finish: **Wall/Wall/Mixed**

Legal: **LOT 9, PLAN VAP7434, PART NW1/4, DISTRICT LOT 1067, GROUP 1, NEW WESTMINSTER LAND DISTRICT, OF LOT A**

Amenities: **Air Cond./Central**

Site Influences: **Central Location, Recreation Nearby**  
Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main):	1,347	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	870	Main	Foyer	5' x 7'	Below	Media Room	28'6 x 10'7	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	19' x 13'	Below	Bedroom	13'8 x 10'2	Main 2
Finished Floor (Below):	1,287	Main	Dining Room	14'1 x 13'6	Below	Office	9'7 x 8'4	Above 4
Finished Floor (Basement):	0	Main	Kitchen	20'2 x 9'4	Below	Laundry	8'7 x 6'7	Above 4
Finished Floor (Total):	3,504sq. ft.	Main	Eating Area	8'11 x 8'3	Below	Storage	7'10 x 3'2	Below 3
Unfinished Floor:	0	Main	Family Room	13'11 x 18'8			x	
Grand Total:	3,504sq. ft.	Main	Mud Room	9'5 x 5'11			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Primary Bedroom	14' x 11'6			x	
Suite:		Above	Walk-In Closet	15'11 x 7'10			x	
Basement: <b>Fully Finished</b>		Above	Bedroom	12'3 x 11'1			x	
		Above	Walk-In Closet	7'10 x 6'1			x	
		Above	Bedroom	11'8 x 8'1			x	
		Above	Attic	15'1 x 7'5			x	

Crawl/Bsmt. Height: # of Levels: **3**  
# of Kitchens: **1** # of Rooms: **18**  
Manuf Type: Registered in MHR?: PAD Rental:  
MHR#: CSA/BCE: Maint. Fee:  
ByLaw Restrictions:

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

**Classic Family 3 level home with an elevated modern interior in the heart of Ambleside w/ Ocean views. Meticulously updated and re-built over the years, this 4-bedroom 3500 square foot home is a virtual showcase of timeless character seamlessly blended with a designer quality renovation. Completely re-built with additions to create the perfect family floor plan. The moment you enter this home you can see the quality from the spacious Chef's kitchen with high-end S/S appliances, 6 zone burner gas stove w/ grill, 2 ovens, island, eating area connecting to a warm and inviting family room with panelled millwork on walls. The soft neutral palette favours texture and warmth throughout the home. Walk to Ridgeview + WV Secondary School and minutes from beach and village. Must see!**