



Presented by:

# Tom Hassan

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**Active**  
**R2757723**  
Board: V  
House/Single Family

**1248 JEFFERSON AVENUE**  
West Vancouver  
Ambleside  
V7T 2B1

Residential Detached  
**\$2,499,000** (LP)   
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$2,499,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>5</b>	Approx. Year Built: <b>1946</b>
Frontage(feet): <b>50.00</b>	Bathrooms: <b>3</b>	Age: <b>77</b>
Frontage(metres): <b>15.24</b>	Full Baths: <b>3</b>	Zoning: <b>RS5</b>
Depth / Size: <b>122</b>	Half Baths: <b>0</b>	Gross Taxes: <b>\$5,805.54</b>
Lot Area (sq.ft.): <b>6,100.00</b>	Rear Yard Exp: <b>South</b>	For Tax Year: <b>2019</b>
Lot Area (acres): <b>0.14</b>	P.I.D.: <b>010-686-479</b>	Tax Inc. Utilities?:
Flood Plain:		Tour: <b>Virtual Tour URL</b>
View: <b>No :</b>		
Complex/Subdiv: <b>Ambleside</b>		
First Nation Reserve:		
Services Connected: <b>Electricity, Natural Gas, Water</b>		
Sewer Type:	Water Supply: <b>City/Municipal</b>	

Style of Home: <b>Rancher/Bungalow 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; Double</b>
Exterior: <b>Stucco</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>1</b> R.I. Fireplaces:	Property Disc.: <b>Yes</b>
Fireplace Fuel: <b>Natural Gas</b>	Fixtures Leased: <b>No :</b>
Fuel/Heating: <b>Natural Gas</b>	Fixtures Rmvd: <b>:</b>
Outdoor Area: <b>Sundeck(s)</b>	Floor Finish:
Type of Roof: <b>Asphalt</b>	

Legal: **LOT 1, PLAN VAP7234, SUBLOT A, PART SE1/4, DISTRICT LOT 1065, GROUP 1, NEW WESTMINSTER LAND DISTRICT, OF LOT A**

Amenities:  
Site Influences: **Central Location, Shopping Nearby**  
Features:

Finished Floor (Main):	1,567	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	17'1 x 12'	Below	Utility	8'7 x 3'4	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	14'9 x 9'5			x	Main 4
Finished Floor (Below):	1,532	Main	Family Room	16'3 x 13'8			x	Main 4
Finished Floor (Basement):	0	Main	Dining Room	9'8 x 8'6			x	Below 4
Finished Floor (Total):	3,099 sq. ft.	Main	Primary Bedroom	14'3 x 13'6			x	
Unfinished Floor:	39	Main	Bedroom	11'4 x 11'4			x	
Grand Total:	3,138 sq. ft.	Main	Bedroom	11'4 x 9'6			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Media Room	19'2 x 15'7			x	
Suite:		Below	Recreation Room	22'1 x 14'11			x	
Basement: <b>Fully Finished</b>		Below	Flex Room	11'4 x 10'3			x	
Crawl/Bsmt. Height:	# of Levels: <b>2</b>	Below	Bedroom	11'3 x 9'9			x	
# of Kitchens: <b>1</b>	# of Rooms: <b>14</b>	Below	Bedroom	9'8 x 9'3			x	
		Below	Laundry	15'2 x 7"			x	
		Manuf Type:		Registered in MHR?:		PAD Rental:		
		MHR#:		CSA/BCE:		Maint. Fee:		
		ByLaw Restrictions:						

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

**Ambleside Village. You will love this house! Located on what is arguably the best family street in West Vancouver. This immaculate renovated 5 bdrm home features a recent addition. Perfection oozes throughout this property with 3 bedrooms up- spacious gourmet kitchen w/ connecting family room, vaulted ceilings w/ French doors opening to a 500 sq.ft. sundeck. Stunning master bedroom w/ vaulted ceilings and 4 piece ensuite. Cozy living dining room with new gas fireplace insert. Downstairs is adult or teenagers dream. Full size billiards game room- media and exercise rooms, 2 more bedrooms, home office and well organized laundry room. If you love the inside you will love the outside even more! Recent professionally installed artificial turf. Walk to Ridgeview and WV Secondary Schools**