

<b>Depth/Size (ft):</b>	142.5	<b>Bedrooms:</b>	5	<b>Approx. Year Built:</b>	1966
<b>Frontage (ft):</b>	50.00	<b>Bathrooms:</b>	4	<b>Age:</b>	58
<b>Lot Area: (sq.ft.)</b>	7,125.00	<b>Full Baths:</b>	3	<b>Zoning:</b>	RS5
<b>Flood Plain:</b>		<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$7,674.98
<b>Rear Yard Exp:</b>				<b>For Tax Year:</b>	2024
<b>View:</b>				<b>P.I.D.:</b>	011-772-271

<b>Style of Home:</b>	2 Storey w/Bsmt.	<b>Parking:</b>	Total: 3
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	
<b>Exterior:</b>	Wood	<b>Parking Access:</b>	
<b>Foundation:</b>		<b>Parking:</b>	Open
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>	Partly	<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	2 - Fuel: Natural Gas	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Forced Air	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcony(s),Fenced Yard	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Mixed	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	
<b>Services Connected:</b>	Community
<b>Legal:</b>	LOT 11 BLOCK 1 NORTH 1/2 OF DISTRICT LOT 1055 PLAN 4180
<b>Amenities:</b>	
<b>Site Influences:</b>	Cul-de-Sac,Lane Access,Private Yard,Shopping Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	Sutton Group-West Coast Realty (Surrey/24)

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	14'1 x 8'10	Above	Bedroom	12'2 x 8'8	Below	Bedroom	11'6 x 14'0
Main	Living Room	13'2 x 23'3	Above	Bedroom	8'8 x 10'2	Below	Walk-In Closet	6'0 x 8'0
Main	Dining Room	13'3 x 10'8	Above	Laundry	7'1 x 5'4	Below	Utility	8'0 x 8'2
Main	Kitchen	12'2 x 14'2	Below	Family Room	12'7 x 11'5			
Main	Eating Area	11'3 x 9'0	Below	Dining Room	12'7 x 10'8			
Above	Primary Bedroom	13'2 x 16'9	Below	Kitchen	10' x 7'7			
Above	Bedroom	13'3 x 10'8	Below	Foyer	7'4 x 3'0			

<b>Finished Floor (Main):</b>	974 sqft	<b># Of Rooms:</b>	17	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	976 sqft	<b># Of Kitchens:</b>	2	Main	2	No
<b>Finished Floor (Below):</b>	942 sqft	<b># Of Levels:</b>	3	Above	4	Yes
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	Unauthorized Suite	Above	3	No
<b>Finished Floor (Total):</b>	2,892 sqft	<b>Crawl/Bsmt Height:</b>		Below	3	Yes
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Full,Fully Finished,Separate Entry			
<b>Grand Total:</b>	2,892 sqft	<b>Beds In Bsmt:</b>	0 / 5			
		<b># Of Pets:</b>				

A rare gem of incredible value, this beautifully renovated home is tucked away at the end of Ambleside's premier cul-de-sac in West Vancouver, offering luxurious living across roughly 2,900 square feet. With four bedrooms upstairs and a self-contained suite downstairs, it's ideal for families or as a mortgage helper. The home features a newly renovated main kitchen with top-of-the-line appliances and high-end bathroom vanities, complemented by a renowned Valor fireplace and fresh paint both inside and out. The huge patio offers picturesque views of the south-facing backyard, ensuring privacy. Step outside to discover a landscaped, private yard with a charming bridge over a year-round creek. Just minutes from Park Royal Mall, the Sea Wall, shops, beaches, and renowned schools.