



Presented by:
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Active
R2159995
Board: V
House/Single Family

975 15TH STREET
West Vancouver
Ambleside
V7T 2T3

Residential Detached
\$1,999,000 (LP)
(SP)



Sold Date: Frontage (feet): **75.00** Original Price: **\$1,999,000**
Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1958**
Depth / Size: **99** Bathrooms: **2** Age: **59**
Lot Area (sq.ft.): **7,410.00** Full Baths: **2** Zoning: **RES**
Flood Plain: **No** Half Baths: **0** Gross Taxes: **\$3,941.36**
Rear Yard Exp: **West** For Tax Year: **2016**
Approval Req?: Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **009-621-440**
Tour: **Virtual Tour URL**

View: **No** :
Complex / Subdiv:
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **Rancher/Bungalow w/Bsmt.**
Construction: **Frame - Wood**
Exterior: **Wood**
Foundation: **Concrete Perimeter**
Rain Screen: **No** Reno. Year:
Renovations: **Partly** R.I. Plumbing:
of Fireplaces: **2** R.I. Fireplaces:
Fireplace Fuel: **Gas - Natural**
Water Supply: **City/Municipal**
Fuel/Heating: **Baseboard, Forced Air, Natural Gas**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Asphalt**

Total Parking: **3** Covered Parking: **1** Parking Access: **Front**
Parking: **Carport; Single**
Dist. to Public Transit: **1** Dist. to School Bus:
Title to Land: **Freehold NonStrata**
Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish: **Hardwood, Tile, Wall/Wall/Mixed**

Legal: **PL VAP9645 LT B BLK 4 DL 1055 LD 36 PART N 1/2, GROUP 1.**

Amenities:

Site Influences: **Greenbelt, Private Setting, Private Yard, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	9'7 x 9'11	Below	Laundry	11'8 x 12'11			x
Main	Eating Area	12'3 x 4'10	Below	Workshop	9' x 7'1			x
Main	Dining Room	10' x 10'1	Below	Storage	15'5 x 12'7			x
Main	Living Room	17'11 x 13'4	Below	Storage	5'5 x 5'10			x
Main	Master Bedroom	11'8 x 13'1	Below	Storage	18'6 x 11'8			x
Main	Bedroom	11'8 x 9'7			x			x
Main	Bedroom	9'3 x 9'7			x			x
Main	Foyer	5'5 x 10'1			x			x
Below	Bedroom	10' x 12'9			x			
Below	Family Room	16'8 x 12'9			x			

Finished Floor (Main):	1,258	# of Rooms:	15	Bath		# of Pieces		Ensuite?		Outbuildings
Finished Floor (Above):	0	# of Kitchens:	1	1	Main	4	No			Barn:
Finished Floor (Below):	814	# of Levels:	2	2	Below	3	No			Workshop/Shed:
Finished Floor (Basement):	0	Suite:		3						Pool:
Finished Floor (Total):	2,072 sq. ft.	Crawl/Bsmt. Height:		4						Garage Sz:
Unfinished Floor:	483	Beds in Basement: 0	Beds not in Basement: 4	5						Door Height:
Grand Total:	2,555 sq. ft.	Basement: Full, Partly Finished		6						
				7						
				8						

Listing Broker(s): **Sutton Grp-West Coast Realty**

Solid family home in the heart of Ambleside. This renovators delight has so much potential for new owners. Original oak hardwood floors with inlay under the carpet. Updated kitchen. Half of the walk out basement is unfinished, perfect for a suite conversion, media room, recroom, or just storage. Big picture windows overlooking the quiet brook in the backyard covered in cherry blossoms. Great location close to public transportation, shopping at Park Royal and walking on the beaches at Ambleside and Dundarave. Other amenities close by include the West Vancouver Community Centre, the Seniors Centre, and the West Vancouver Library. Also a short walk to West Vancouver Secondary School, the Kay Meek Theater, and Hollyburn Elementary School.