



# LAWSON

1117 LAWSON AVENUE | AMBLESIDE | WEST VANCOUVER



WEST VANCOUVER'S FINE HOMES & LUXURY REAL ESTATE

**D.J. DENNER**  


## A BEAUTIFUL AMBLESIDE RESIDENCE WITH STUNNING WATER VIEWS

Offered at: **\$5,188,000**

Located in Ambleside and boasting over 4100 sq.ft. 5 bdrms and 6 baths of luxurious living with amazing water views from the main and upper floors. This beautiful home comes with floor to ceiling Calcutta marble tile in all bathrooms, is equipped with state-of-the-art Control 4 system and has a fantastic lay out with exquisite attention to detail throughout. A fully functional basement includes a sauna/steam spa, theatre room, wet bar and rec room, plus there's heated storage and a detached 2 car garage. Ideally located minutes from Ridgeview Elementary and West Vancouver Secondary schools.

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604 773 5204

[dj@djdenner.ca](mailto:dj@djdenner.ca) | [djdenner.ca](http://djdenner.ca)



## PROPERTY FEATURES

Bedrooms:	5
Bathrooms:	6
Living Area:	4,108 sqft
Lot:	6,105 sqft
Storeys:	2 + Basement
View:	Yes
Taxes:	\$4,742
Built Year:	2016
Storage:	Yes
Parking:	2
Basement:	Yes
Fireplaces:	2





## “LUXURY LIVING IN AMBLESIDE”

This beautiful home comes with floor to ceiling Calcutta marble tile in all bathrooms, is equipped with state-of-the-art Control 4 system and has a fantastic lay out with exquisite attention to detail throughout the entire home.



## SPECS

Main Level:	1,517 sqft	Patio:	766 sqft
Upper Level:	1,602 sqft	Porch:	204 sqft
Lower Level:	1,529 sqft	Deck:	208 sqft
		Lower Patio:	54 sqft
<b>TOTAL:</b>	<b>4,108 sqft</b>	<b>TOTAL:</b>	<b>1,232 sqft</b>



DJDENNER.CA

604.773.5204 | dj@djenner.ca

1555 Marine Drive  
West Vancouver BC V7V 1H9

Maximum care has been taken to ensure the accuracy of the contents of this brochure, but we cannot guarantee it. Buyers to verify all details. Not intended to induce breach of an existing agency agreement. D.J. Denner is an affiliate member of Angell Hasman & Associates (1555 Marine Drive, West Vancouver)