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Royal LePage Sussex - Edmonds Advantage  
2996 Lonsdale Avenue  
North Vancouver, B.C.  
V7N 3J4

1517 Lawson Avenue, West Vancouver, BC, Canada

MLS®# R2123184



Property Value	\$2,388,900
Type	House
Year Built	1989
Taxes	5994.55
Living Area	2,696 sq.ft.
Lot Frontage	50 ft
Lot Depth	120 ft
Lot Size Area	6,100 sq.ft.
Bedrooms	3
Bathrooms	2 full & 1 half
School District	West Vancouver

## Description

This gracious family home in desirable Ambleside boasts expansive views of the city & harbour from the upper level & is in an excellent location on a no-through road w/lots of parking plus lane access w/double garage & large parking pad. Built in 1989 on a 6100 SF lot, this welcoming home has skylights, vaulted ceilings, 2 fireplaces, 3 bdrms up, 2 1/2 bathrooms & 1088 SF bsmt of storage 6'0 in height and a portion 8'0 high (not incl in total SF). The large master opens thru French doors to a deck overlooking wonderful south views. The rear yard & garage are easily accessed via the eating area, family room & laundry. Close to great schools West Van Secondary & Ridgeview Elem. Pixilink measurements approximate, buyer to verify.



