



ERIC CHRISTIANSEN
West Vancouver Real Estate

tel. 604-312-9999



1108 Haywood Avenue Offered at \$2,990,000

Incredible south westerly views are enjoyed from this 3,549 sq. ft., 5 bedroom home. A 9,040 sq. ft. property in a prime Ambleside location with large principle rooms, family room off the kitchen, and a spacious sun deck. Offering a master bedroom and den or second bedroom on the main floor, 2 additional bedrooms on the upper level and a self-contained walk out one bedroom suite on the lower level. Enjoy the level driveway with lane access and flat back yard.

Angell Hasman & Associates (Eric Christiansen) Realty Ltd
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Active **1108 HAYWOOD AVENUE** Residential Detached
R2353663 West Vancouver **\$2,990,000 (LP)**
 Board: V Ambleside (SP) **M**
 House/Single Family V7T 1T9



Sold Date: Frontage (feet): **61.00** Original Price: **\$2,990,000**
 Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **1994**
 Depth / Size: **148.25 IRR** Bathrooms: **4** Age: **25**
 Lot Area (sq.ft.): **9,040.00** Full Baths: **3** Zoning: **RS5**
 Flood Plain: Half Baths: **1** Gross Taxes: **\$8,299.18**
 Rear Yard Exp: **South** For Tax Year: **2018**
 Council Apprv?: Tax Inc. Utilities?:
 If new, GST/HST inc?: P.I.D.: **010-608-435**
 Tour:

View: **Yes: water and city views**
 Complex / Subdiv:
 Services Connected: **Electricity, Natural Gas, Water**
 Sewer Type: **Community**

Style of Home: 3 Storey	Total Parking: 4	Covered Parking: 2	Parking Access: Lane
Construction: Frame - Wood	Parking: Garage; Double		
Exterior: Stucco	Dist. to Public Transit: Near	Dist. to School Bus: Near	
Foundation: Concrete Perimeter	Title to Land: Freehold NonStrata		
Rain Screen:	Reno. Year:	Property Disc.: Yes	
Renovations:	R.I. Plumbing:	PAD Rental:	
# of Fireplaces: 3	R.I. Fireplaces:	Fixtures Leased: No	
Fireplace Fuel: Natural Gas	Metered Water:	Fixtures Rmvd: No	
Water Supply: City/Municipal	Floor Finish: Hardwood, Wall/Wall/Mixed		
Fuel/Heating: Forced Air, Natural Gas			
Outdoor Area: Balcny(s) Patio(s) Dck(s)			
Type of Roof: Metal			

Legal: **LOT 15, PLAN VAP7446, PART NE1/4, DISTRICT LOT 1051, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby, Ski Hill Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	23'6 x 15'6	Above	Bedroom	13'6 x 11'5			x
Main	Dining Room	13'7 x 11'4	Below	Living Room	15'3 x 10'0			x
Main	Kitchen	13'3 x 8'9	Below	Nook	13'1 x 7'3			x
Main	Family Room	16'2 x 14'0	Below	Kitchen	10'0 x 9'7			x
Main	Master Bedroom	16'11 x 13'0	Below	Bedroom	11'4 x 11'3			x
Main	Walk-In Closet	6'6 x 6'0						x
Main	Bedroom	14'0 x 11'6						x
Main	Laundry	13'2 x 6'0						x
Main	Foyer	9'11 x 8'4						x
Above	Bedroom	13'8 x 12'4						x

Finished Floor (Main): 2,152	# of Rooms: 15	Bath	Floor	# of Pieces	Ensuite?	Outbuildings Barn: Workshop/Shed: Pool: Garage Sz: Grg Dr Ht:
Finished Floor (Above): 576	# of Kitchens: 2	1	Main	2	No	
Finished Floor (Below): 821	# of Levels: 3	2	Main	5	Yes	
Finished Floor (Basement): 0	Suite:	3	Above	4	No	
Finished Floor (Total): 3,549 sq. ft.	Crawl/Bsmt. Height:	4	Below	4	No	
Unfinished Floor: 0	Beds in Basement: 0	5				
Grand Total: 3,549 sq. ft.	Basement: None	6				
	Beds not in Basement: 5	7				
		8				

Listing Broker(s): **Angell Hasman (E.Christiansen)**

All information contained herein is deemed to be accurate but should not be relied upon without verification.

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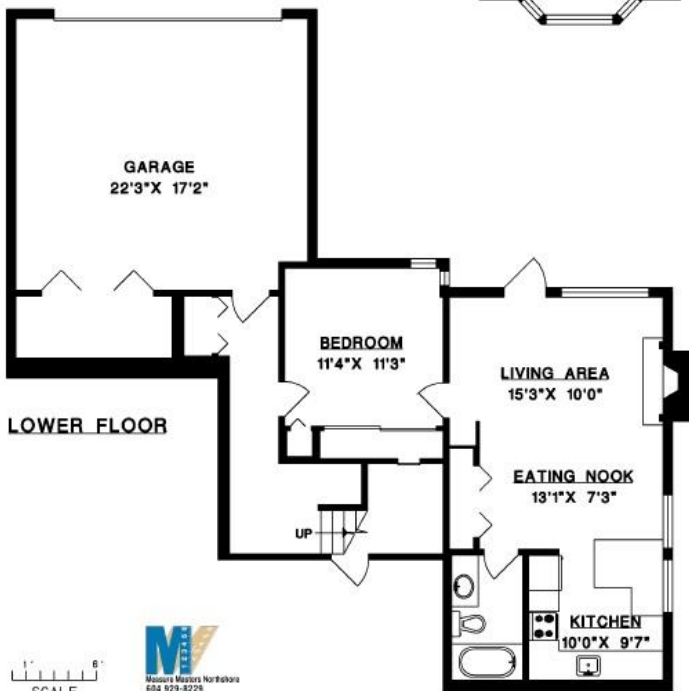


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WEST VANCOUVER'S TOP SELLING AGENT EVERY YEAR SINCE 2003.*
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1108 HAYWOOD AVENUE
WEST VANCOUVER

MAIN FLOOR	2,152 SQ.FT.
UPPER FLOOR	576 SQ.FT.
LOWER FLOOR	821 SQ.FT.
TOTAL	3,549 SQ.FT.
GARAGE	518 SQ.FT.

1" = 6'
SCALE



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