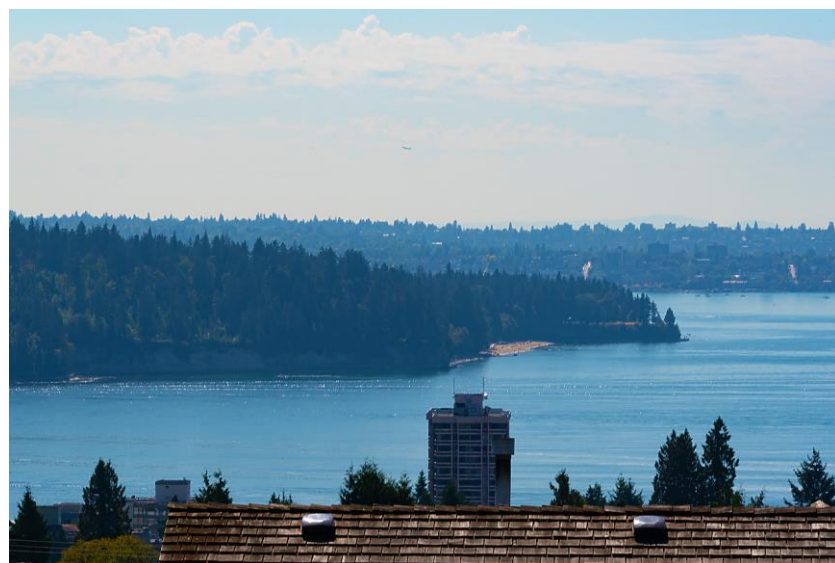




ERIC CHRISTIANSEN
West Vancouver Real Estate

tel. 604-312-9999



1524 Ottawa Avenue Offered at \$3,189,000

Gorgeous custom-built Ambleside home with beautiful views. Features include an adult layout with top floor luxurious master suite, private sitting room/office and huge deck. Offering a total of 4 bedrooms, 3,196 sq. ft. of living space and a spacious main floor for entertaining. Enjoy being minutes from downtown, elementary and secondary schools, and Hollyburn Country Club.

Angell Hasman & Associates (Eric Christiansen) Realty Ltd
#203 -1544 Marine Drive, West Vancouver, BC V7V 1H8
email: eric@ericchristiansen.com



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Active **1524 OTTAWA AVENUE** Residential Detached
R2403098 West Vancouver **\$3,189,000** (LP)
 Board: V Ambleside **(SP)** **M**
 House/Single Family V7V 2S1



Sold Date: Frontage (feet): **50.00** Original Price: **\$3,189,000**
 Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **2006**
 Depth / Size: **122** Bathrooms: **3** Age: **13**
 Lot Area (sq.ft.): **6,100.00** Full Baths: **3** Zoning: **RS3**
 Flood Plain: Half Baths: **0** Gross Taxes: **\$7,128.41**
 Rear Yard Exp: **South** For Tax Year: **2019**
 Council Apprv?: Tax Inc. Utilities?:
 If new, GST/HST inc?: P.I.D.: **008-997-829**
 Tour: **Virtual Tour URL**

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

Style of Home: **3 Storey** Total Parking: **4** Covered Parking: **4** Parking Access: **Lane**
 Construction: **Frame - Wood** Parking: **Carport; Multiple, Garage; Single**
 Exterior: **Stone, Wood**
 Foundation: **Concrete Perimeter** Dist. to Public Transit: **Near** Dist. to School Bus: **Near**
 Rain Screen: Reno. Year: Title to Land: **Freehold NonStrata**
 Renovations: R.I. Plumbing:
 # of Fireplaces: **1** R.I. Fireplaces:
 Fireplace Fuel: **Natural Gas** Property Disc.: **Yes**
 Water Supply: **City/Municipal** PAD Rental:
 Fuel/Heating: **Hot Water, Natural Gas, Radiant** Metered Water: Fixtures Leased: **No**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)** Fixtures Rmvd: **No**
 Type of Roof: **Metal** Floor Finish: **Hardwood, Tile**

Legal: **LOT 4, PLAN VAP4231, PART SE1/4, DISTRICT LOT 1085, GROUP 1, NEW WESTMINSTER LAND DISTRICT**
 Amenities: **Swirlpool/Hot Tub**
 Site Influences: **Central Location, Private Yard, Recreation Nearby, Shopping Nearby, Ski Hill Nearby**
 Features: **CltHwsh/Dryr/Frdg/Stve/DW, Hot Tub Spa/Swirlpool**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	20'7 x 13'4	Below	Recreation	17'0 x 12'8			x
Main	Dining Room	10'11 x 8'5	Below	Bedroom	12'6 x 10'6			x
Main	Kitchen	13'2 x 11'9	Below	Bedroom	10'5 x 9'5			x
Main	Eating Area	14'9 x 10'0	Below	Laundry	10'10 x 8'5			x
Main	Bedroom	13'10 x 12'1	Below	Workshop	12'6 x 10'8			x
Main	Foyer	9'4 x 6'3			x			x
Above	Master Bedroom	14'4 x 11'8			x			x
Above	Walk-In Closet	11'9 x 6'11			x			x
Above	Den	17'5 x 15'1			x			x
Above	Office	8'9 x 6'6			x			x

Finished Floor (Main):	1,313	# of Rooms:15	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	776	# of Kitchens: 1	1	Main	4	No	Barn:
Finished Floor (Below):	1,107	# of Levels: 3	2	Above	5	Yes	Workshop/Shed:
Finished Floor (Basement):	0	Suite:	3	Below	4	No	Pool:
Finished Floor (Total):	3,196 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
Unfinished Floor:	0	Beds in Basement: 0	5				Grg Dr Ht:
Grand Total:	3,196 sq. ft.	Basement: None	6				
		Beds not in Basement: 4	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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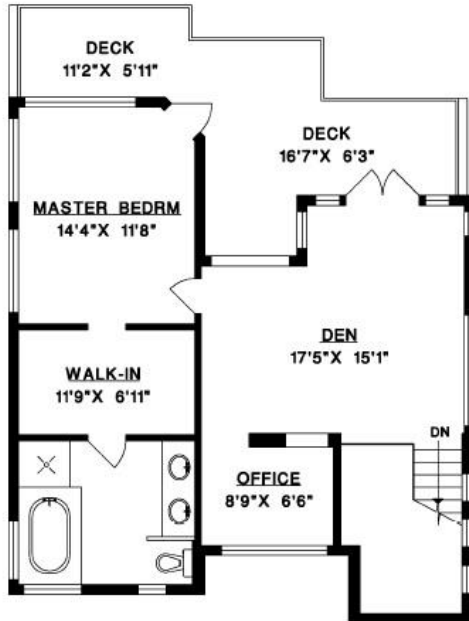


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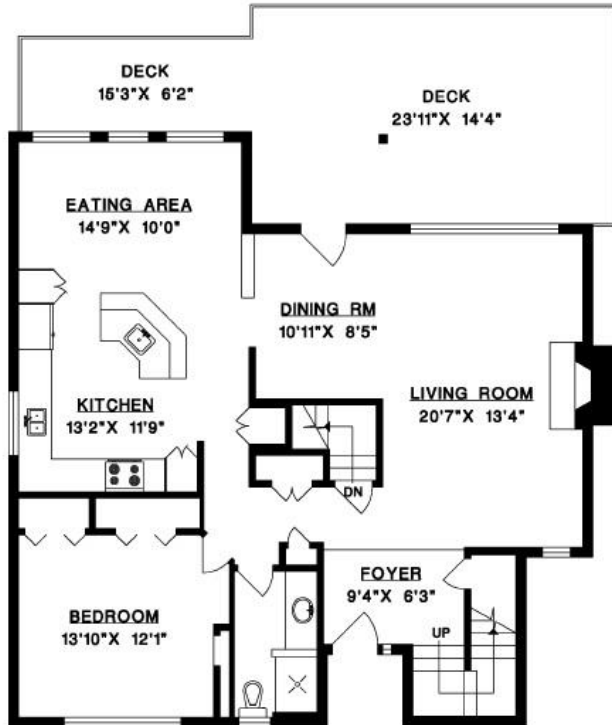
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UPPER FLOOR

**1524 OTTAWA AVENUE
WEST VANCOUVER**

MAIN FLOOR	1,313 SQ.FT.
UPPER FLOOR	776 SQ.FT.
LOWER FLOOR	1,107 SQ.FT.
TOTAL	3,196 SQ.FT.
GARAGE	301 SQ.FT.
DECKS	690 SQ.FT.



MAIN FLOOR



LOWER FLOOR

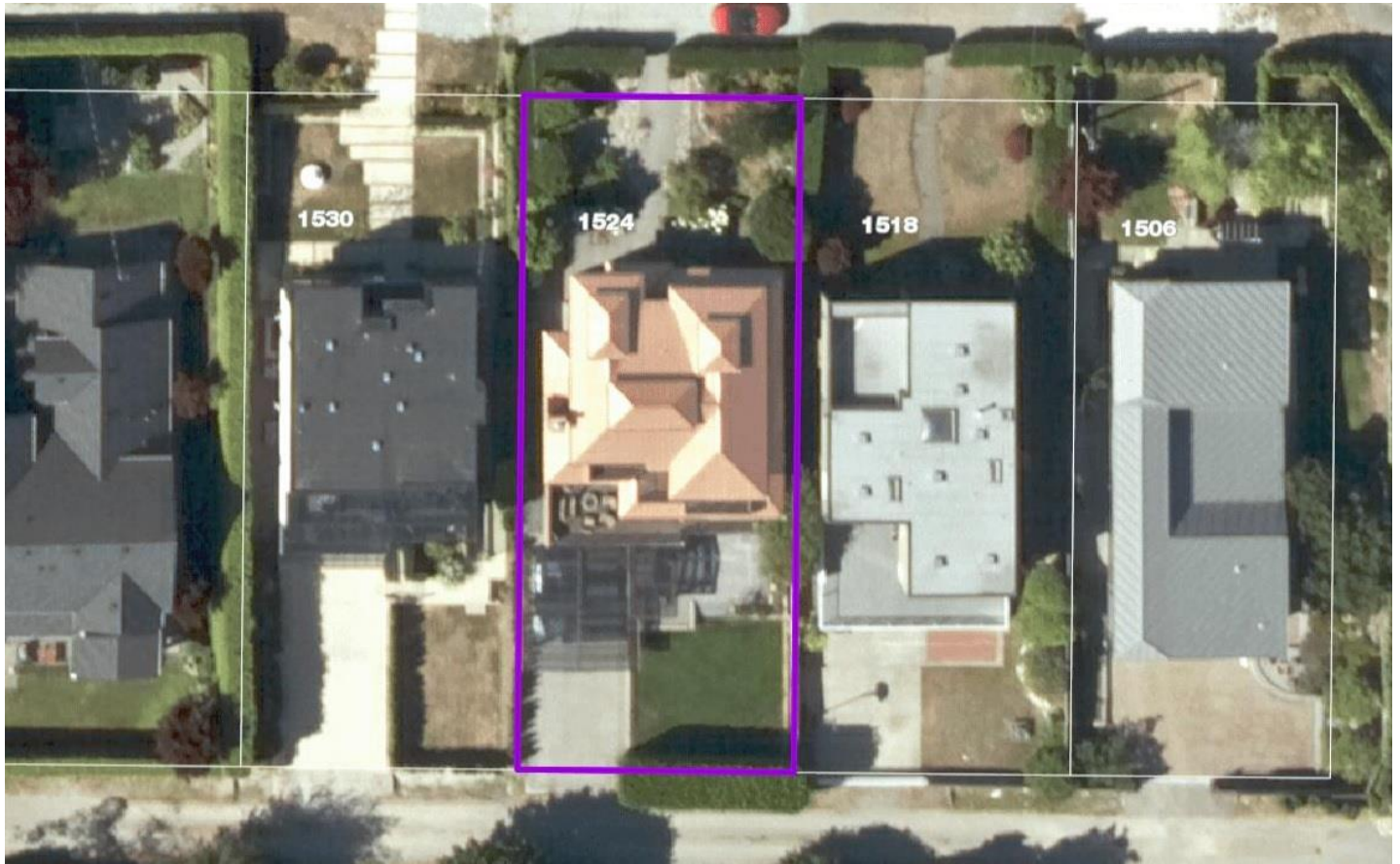


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