

Active
R2029432

Board: V
House/Single Family

1495 MATHERS AVENUE

West Vancouver
Ambleside
V7T 2G5

Residential Detached
\$2,880,000 (LP)
(SP)



Days on Market: 4	List Date: 1/25/2016	Expiry Date: 5/25/2016
Previous Price: \$0	Original Price: \$2,880,000	Sold Date:
Meas. Type: Feet	Frontage (feet): 122.40	Approx. Year Built: 1950
Depth / Size: 97.69	Frontage (metres): 37.31	Age: 66
Lot Area (sq.ft.): 11,958.00	Bedrooms: 4	Zoning: RS3
Flood Plain:	Bathrooms: 2	Gross Taxes: \$5,283.10
Approval Req.?:	Full Baths: 2	For Tax Year: 2015
Rear Yard Exp:	Half Baths: 0	Tax Inc. Utilities?: No
If new, GST/HST inc?:		P.I.D.: 011-478-365
View: :		Tour:
Complex / Subdiv:		
Services Connected: Electricity, Natural Gas		

Style of Home: **Rancher/Bungalow w/Bsmt.**
 Construction: **Concrete, Frame - Wood**
 Exterior: **Stucco**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **1**
 Fireplace Fuel: **Other**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Electric**
 Outdoor Area: **Patio(s)**
 Type of Roof: **Asphalt**

Total Parking: Covered Parking: Parking Access:
 Parking: **Carport; Multiple**
 Dist. to Public Transit: Dist. to School Bus:
 Title to Land: **Freehold NonStrata**
 Seller's Interest: **Registered Owner**
 Property Disc.: **Yes**
 PAD Rental:
 Fixtures Leased: **No** :
 Fixtures Rmvd: **No** :
 Registered:
 Floor Finish:

Legal: **PL VAP4578 LT 20 DL 1084 LD 36** Municipal Charges
 Amenities: Garbage:
 Site Influences: Water:
 Features: Dyking:
 Sewer:
 Other:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Master Bedroom	16'7 x 11'1			x			x
Main	Bedroom	12' x 11'			x			x
Main	Bedroom	10'9 x 9'6			x			x
Main	Living Room	24'9 x 19'3			x			x
Main	Kitchen	19'11 x 8'10			x			x
Main	Foyer	18'2 x 5'7			x			x
Bsmt	Recreation Ro...	24'5 x 13'4			x			x
Bsmt	Bedroom	12'9 x 10'			x			x
Bsmt	Storage	9'9 x 6'3			x			x
		x			x			x

Finished Floor (Main): 1,500	# of Rooms: 9	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	# of Kitchens: 1	1	Main	3	No	Barn:
Finished Floor (Below): 0	# of Levels: 2	2	Main	3	No	Workshop/Shed:
Finished Floor (Basement): 1,000	Suite:	3				Pool:
Finished Floor (Total): 2,500 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
Unfinished Floor: 500	Beds in Basement: 1 Beds not in Basement: 3	5				Door Height:
Grand Total: 3,000 sq. ft.	Basement: Fully Finished	6				
		7				
		8				

List Broker 1: [Royal Pacific Realty Corp. - Office: 604-266-8989](#) List Broker 2: [nickleerealty@hotmail.com](#)
 List Sales Rep 1: [Nick Lee PREC* - Phone: 604-644-7637](#)
 List Sales Rep 2: 3:
 Sell Broker 1:
 Sell Sales Rep 1: 2: 3:
 Owner: **L. CHANG**
 Commission: **1.25%**
 Appointments: **Phone L.R. First**
 Call: **NICK**
 Phone: **604-266-8989**
 Occupancy: **Owner**

Realtor Remarks: **All measurements are approximate and must be verified by Buyers if important. Oil tank removed with certificate. Value mainly in land and the house is livable. Rent back to Sellers an option.**

Central location development lot on Ambleside area. Rare opportunity to own a large lot in one of Vancouver's top neighborhoods. Massive 11,958 sf facing view property with incredible 180 degree that span from Downtown Vancouver to Vancouver Island. This nearly level property measures 120' x 97' with lane access. Close to West Vancouver Secondary. Please DO NOT walk the property without the listing agent present.