



1750 Haywood Avenue Offered at \$4,980,000

This gorgeous 4,654 sq. ft. family home is situated in the heart of Ambleside. Features of this gorgeous home include a stunning living room with cathedral height ceilings, 4 bedrooms, 4 bathrooms, games room, media room and ample storage. This home is stunning from the front yard to the level, lane-access driveway. Enjoy the south facing back deck and level yard. A very special home.





ERIC CHRISTIANSEN
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2479 BELLEVUE AVE, WEST VANCOUVER, BC V7V 1E1

Active
R2958474
 Board: V
 House/Single Family

1750 HAYWOOD AVENUE
 West Vancouver
 Ambleside
 V7V 1W9

Residential Detached
\$4,980,000 (LP) 
 (SP) 



Sold Date: If new, GST/HST inc?: Original Price: **\$4,980,000**
 Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **2003**
 Frontage(feet): **66.00** Bathrooms: **4** Age: **22**
 Frontage(metres): **20.12** Full Baths: **3** Zoning: **RS5**
 Depth / Size: **142.10** Half Baths: **1** Gross Taxes: **\$12,491.80**
 Lot Area (sq.ft.): **9,379.00** Rear Yard Exp: **South** For Tax Year: **2024**
 Lot Area (acres): **0.22** P.I.D.: **011-791-764** Tax Inc. Utilities?:
 Flood Plain: Tour:
 View: **Yes: peekaboo water**
 Complex/Subdiv:
 First Nation Reserve:
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **3 Storey**
 Construction: **Frame - Wood**
 Exterior: **Wood**
 Foundation: **Concrete Perimeter**
 Renovations: Reno. Year:
 # of Fireplaces: **2** R.I. Fireplaces: Rain Screen: **Full**
 Fireplace Fuel: **Natural Gas** Metered Water:
 Fuel/Heating: **Hot Water, Natural Gas, Radiant** R.I. Plumbing:
 Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard**
 Type of Roof: **Wood**
 Total Parking: **6** Covered Parking: **2** Parking Access: **Lane**
 Parking: **Garage; Double**
 Driveway Finish: **Paving Stone**
 Dist. to Public Transit: **Near** Dist. to School Bus: **Near**
 Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
 Property Disc.: **Yes**
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Hardwood, Wall/Wall/Mixed**

Legal: **LOT 3, BLOCK C, PLAN VAP4140, DISTRICT LOT 775, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Central Location, Cul-de-Sac, Recreation Nearby, Shopping Nearby, Ski Hill Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Microwave**

Finished Floor (Main):	1,915	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,318	Main	Living Room	16'11 x 14'0	Below	Media Room	22'0 x 16'11	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	16'11 x 11'0	Below	Recreation Room	19'10 x 16'5	Main 2
Finished Floor (Below):	1,421	Main	Kitchen	16'0 x 13'1	Below	Storage	17'3 x 12'6	Above 5
Finished Floor (Basement):	0	Main	Eating Area	14'8 x 10'0	Below	Storage	10'5 x 4'8	Above 6
Finished Floor (Total):	4,654 sq. ft.	Main	Family Room	21'10 x 15'1	Below	Storage	7'9 x 4'8	Below 4
Unfinished Floor:	0	Main	Office	11'0 x 10'11			x	
Grand Total:	4,654 sq. ft.	Main	Laundry	11'0 x 5'11			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Foyer	9'11 x 7'11			x	
Suite:		Above	Primary Bedroom	15'2 x 15'0			x	
Basement: None		Above	Walk-In Closet	9'2 x 7'5			x	
		Above	Bedroom	13'2 x 10'11			x	
		Above	Bedroom	13'0 x 10'11			x	
		Above	Bedroom	13'2 x 10'1			x	
Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:	Registered in MHR?:	Registered in MHR?:	Registered in MHR?:	Registered in MHR?:	Registered in MHR?:	Registered in MHR?:
# of Kitchens: 1	# of Rooms: 18	MHR#:	CSA/BCE:	CSA/BCE:	CSA/BCE:	CSA/BCE:	CSA/BCE:	CSA/BCE:
		ByLaw Restrictions:						

Listing Broker(s): **Bellevue Realty Group**

Full video tour at www.ericchristiansen.com

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

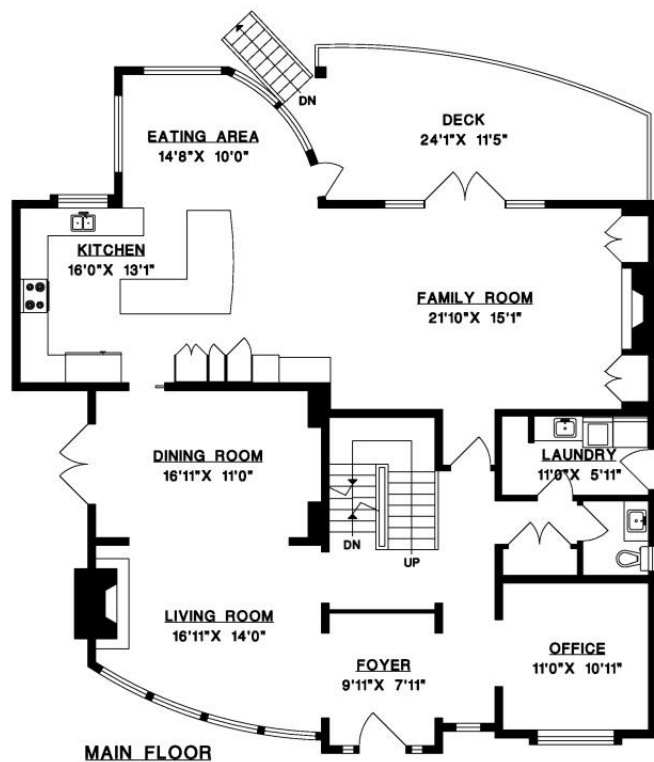
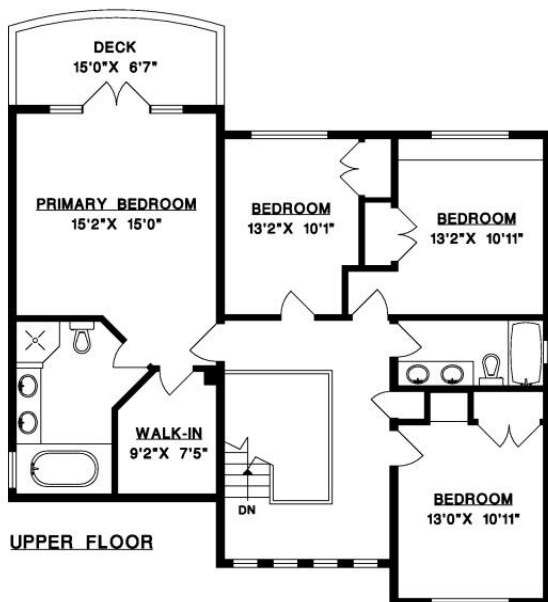


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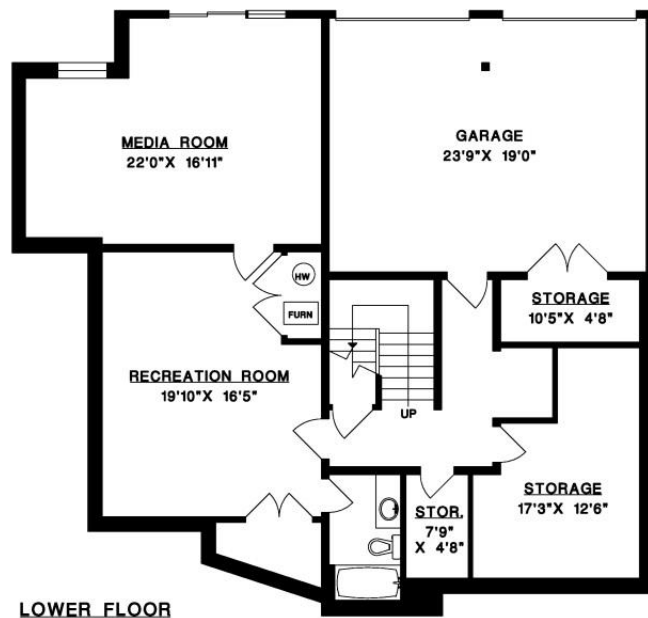
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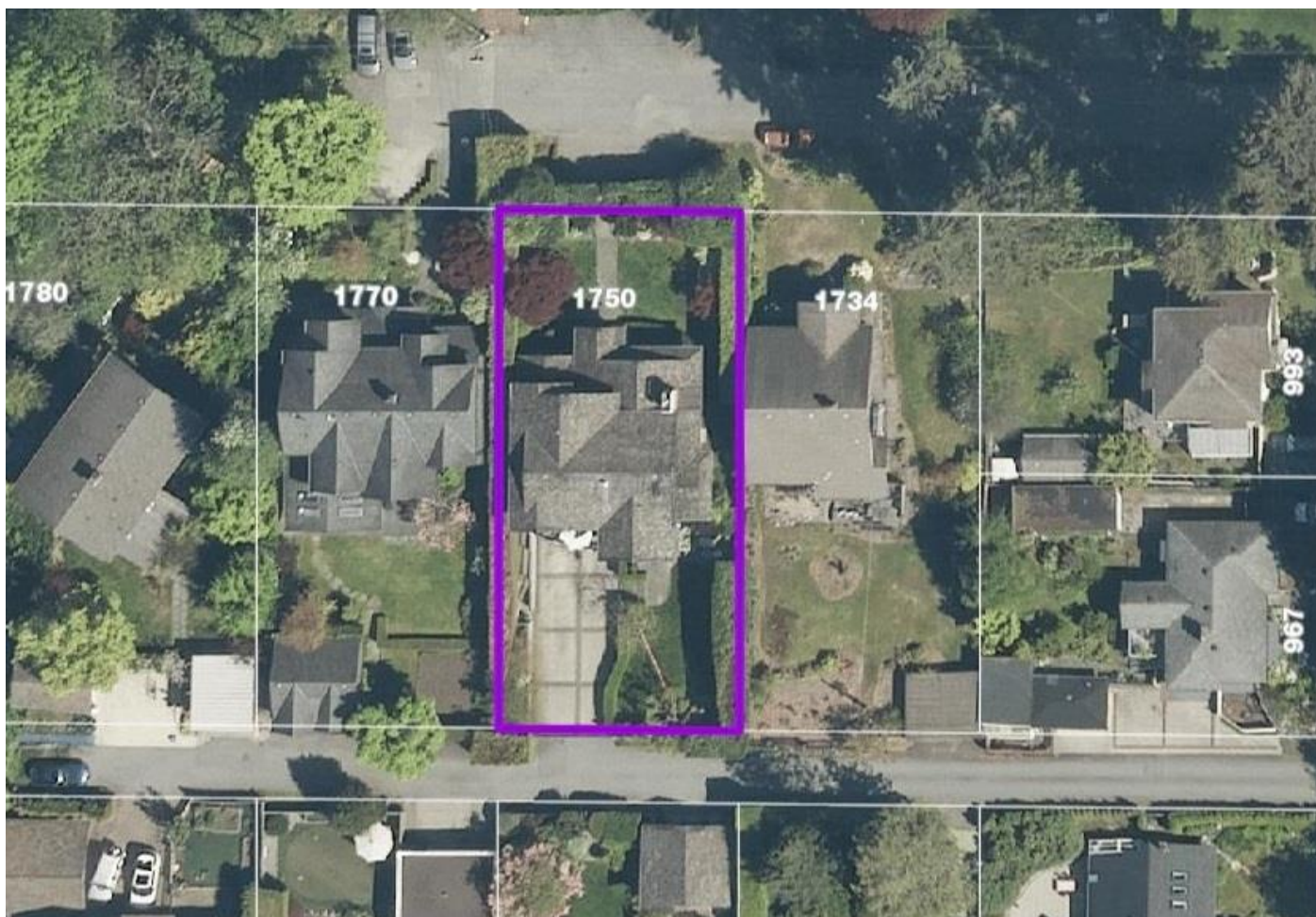
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WEST VANCOUVER

MAIN FLOOR	1,915 SQ.FT.
UPPER FLOOR	1,318 SQ.FT.
LOWER FLOOR	1,421 SQ.FT.
TOTAL	4,654 SQ.FT.
GARAGE	480 SQ.FT.
DECKS	369 SQ.FT.



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