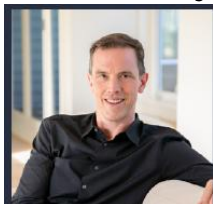



## 1478 Haywood Avenue Offered at \$2,695,000

Charming storybook home on a 7,125 sq ft lot in the heart of Ambleside. This 3-level residence offers 3 bedrooms, 4 bathrooms, and 2,624 sq ft of living space. The main floor features hardwood floors, a cozy gas fireplace, 1 bedroom, 1 bath, and a bright kitchen opening to a sun-filled deck. Upstairs offers 2 bedrooms, 1 bathroom and peek-a-boo views. Lower level includes a rec room, bedroom with gas fireplace and patio access and 1.5 baths. Enjoy a private backyard with multiple patios and a 2-car garage off the lane. Walking distance to Ridgeview Elementary and West Vancouver Secondary School, the shops and dining in Ambleside Village, and minutes to Park Royal Shopping Centre.



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2479 BELLEVUE AVE, WEST VANCOUVER, BC V7V 1E1

<b>Active</b> <b>R3110468</b> Board: V House/Single Family	<b>1478 HAYWOOD AVENUE</b> West Vancouver Ambleside V7T 1V6	Residential Detached <b>\$2,695,000</b> (LP) (SP) <b>M</b>
	Sold Date: Meas. Type: <b>Feet</b> Frontage(feet): <b>50.00</b> Frontage(metres): <b>15.24</b> Depth / Size: <b>142.5</b> Lot Area (sq.ft.): <b>7,125.00</b> Lot Area (acres): <b>0.16</b> Flood Plain: View: : Complex/Subdiv: First Nation Reserve: Services Connected: <b>Electricity, Natural Gas, Water</b> Sewer Type: <b>City/Municipal</b>	If new, GST/HST inc?: Bedrooms: <b>4</b> Bathrooms: <b>4</b> Full Baths: <b>4</b> Half Baths: <b>0</b> Rear Yard Exp: <b>South</b> P.I.D.: <b>011-452-226</b> Original Price: <b>\$2,695,000</b> Approx. Year Built: <b>1941</b> Age: <b>85</b> Zoning: <b>RS5</b> Gross Taxes: <b>\$7,268.23</b> For Tax Year: <b>2025</b> Tax Inc. Utilities?: Tour: <b>Virtual Tour URL</b>
Style of Home: <b>3 Storey</b> Construction: <b>Frame - Wood</b> Exterior: <b>Stucco, Wood</b> Foundation: <b>Concrete Perimeter</b>	Renovations: <b>Partly</b> # of Fireplaces: <b>1</b> R.I. Fireplaces: Fireplace Fuel: <b>Natural Gas</b> Fuel/Heating: <b>Forced Air, Natural Gas</b> Outdoor Area: <b>Balcny(s) Patio(s) Dck(s)</b> Type of Roof: <b>Asphalt</b>	Total Parking: <b>2</b> Covered Parking: <b>2</b> Parking Access: <b>Lane, Rear</b> Parking: <b>Garage; Double</b> Driveway Finish: Dist. to Public Transit: <b>Near</b> Dist. to School Bus: <b>Near</b> Title to Land: <b>Freehold NonStrata</b> Land Lease Expiry Year: Property Disc.: <b>Yes</b> Fixtures Leased: <b>No</b> : Fixtures Rmvd: : Floor Finish: <b>Hardwood, Tile</b>
Legal: <b>LOT 3, BLOCK 2, PLAN VAP4640, PART NW1/4, DISTRICT LOT 1054, NEW WESTMINSTER LAND DISTRICT</b>		
Amenities: <b>Garden</b>		
Site Influences: <b>Central Location, Recreation Nearby, Shopping Nearby, Ski Hill Nearby</b> Features: <b>CithWsh/Dryr/Frdg/Stve/DW</b>		
Finished Floor (Main): <b>1,054</b> Finished Floor (Above): <b>593</b> Finished Floor (AbvMain2): <b>0</b> Finished Floor (Below): <b>977</b> Finished Floor (Basement): <b>0</b> Finished Floor (Total): <b>2,624sq. ft.</b> Unfinished Floor: <b>0</b> Grand Total: <b>2,624sq. ft.</b> Flr Area (Det'd 2nd Res): <b>sq. ft.</b>	Floor Type Dimensions <b>Main Living Room 18'10 x 14'1</b> <b>Main Dining Room 16'8 x 9'2</b> <b>Main Kitchen 16'1 x 10'10</b> <b>Main Bedroom 12'11 x 10'1</b> <b>Main Foyer 11'2 x 5'4</b> <b>Above Primary Bedroom 18'11 x 12'8</b> <b>Above Bedroom 13'7 x 10'11</b> <b>Below Recreation Room 17'2 x 9'9</b> <b>Below Bedroom 15'5 x 10'11</b> <b>Below Laundry 6'10 x 6'7</b> <b>Below Storage 10'6 x 5'3</b> x x	Floor Type Dimensions Bathrooms #Pcs x Floor <b>4</b> x <b>Main 4</b> x <b>Above 5</b> x <b>Below 4</b> x <b>Below 3</b> x x x x
Suite: Basement: <b>None</b> Crawl/Bsmt. Height: # of Levels: <b>3</b> # of Kitchens: <b>1</b> # of Rooms: <b>11</b>	Manuf Type: MHR#: ByLaw Restrictions:	Registered in MHR?: CSA/BCE: PAD Rental: Maint. Fee:
Listing Broker(s): <b>Bellevue Realty Group</b>		

Full video tour at [www.ericchristiansen.com](http://www.ericchristiansen.com)

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

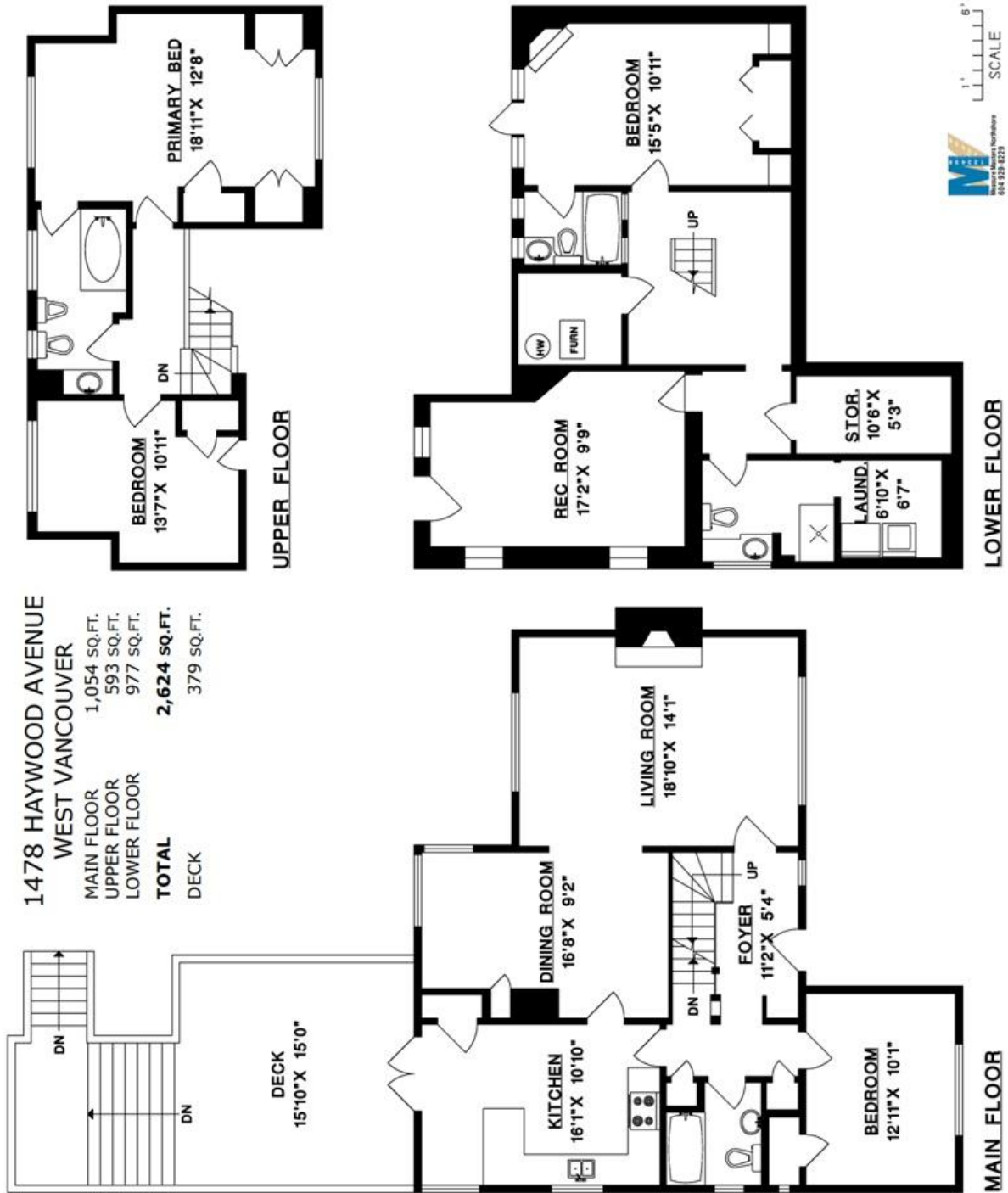


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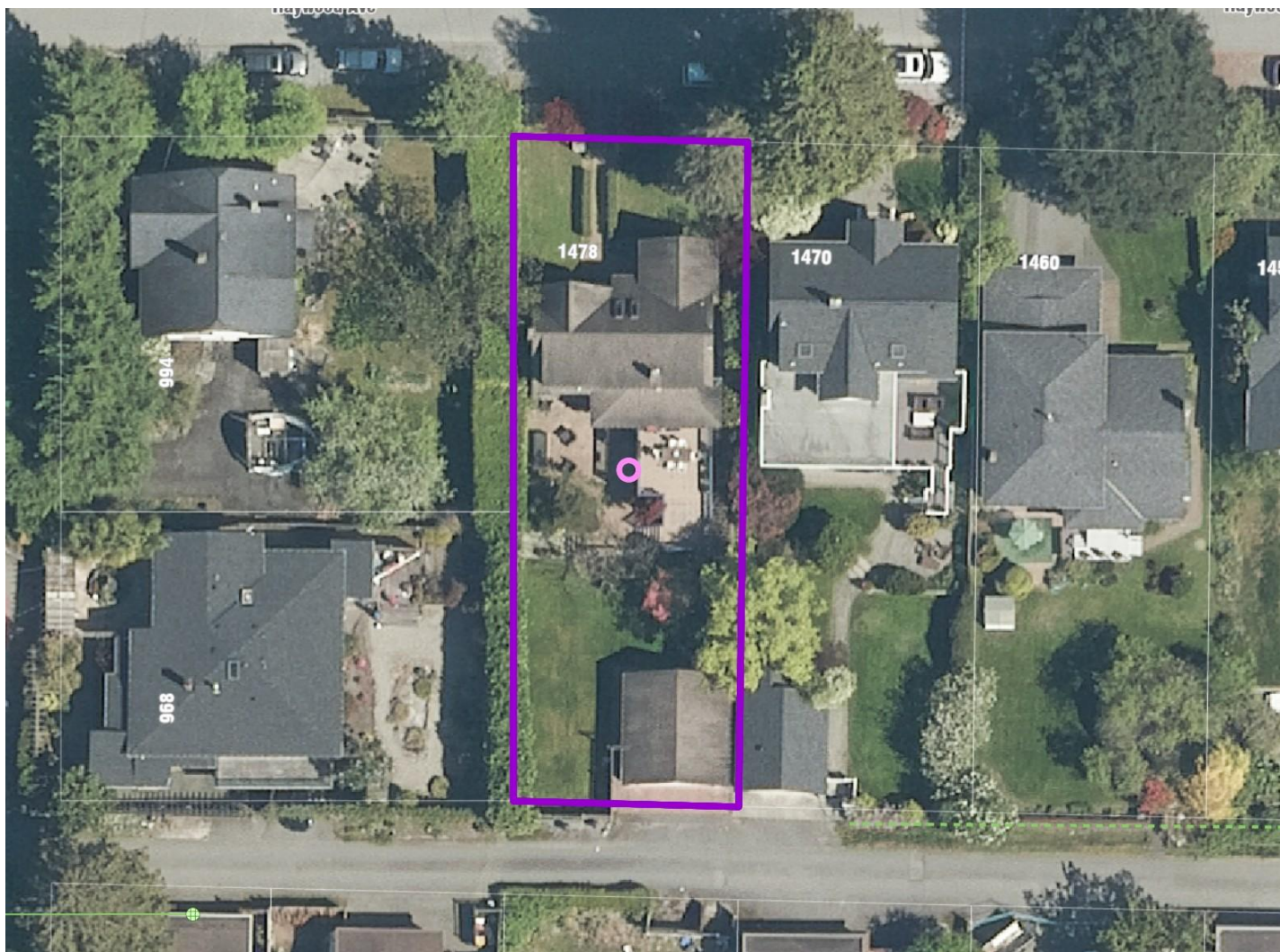
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BRG



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