



Presented by:
Katayoon Webb PREC*

RE/MAX Crest Realty
Phone: 604-315-8715

katayoonwebb@remax.net



Active
R2405862
Board: V
House/Single Family

1219 KEITH ROAD

West Vancouver
Ambleside
V7T 1N1

Residential Detached

\$1,658,000 (LP)
(SP)



Sold Date: Frontage (feet): **33.00** Original Price: **\$1,658,000**
Meas. Type: **Feet** Bedrooms: **2** Approx. Year Built: **1939**
Depth / Size: **64.2** Bathrooms: **2** Age: **80**
Lot Area (sq.ft.): **2,122.00** Full Baths: **2** Zoning: **SNGFAM**
Flood Plain: Half Baths: **0** Gross Taxes: **\$4,276.29**
Rear Yard Exp: **North** For Tax Year: **2019**
Council Apprv?: Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **004-262-239**
Tour: **Virtual Tour URL**

View: **Yes: Peekaboo Water**
Complex / Subdiv: **Ambleside**
Services Connected: **Community, Electricity**
Sewer Type: **City/Municipal**

Style of Home: **1 Storey**
Construction: **Frame - Wood**
Exterior: **Wood**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations: **Partly** Reno. Year: **2012**
of Fireplaces: **1** R.I. Plumbing:
Fireplace Fuel: **Natural Gas** R.I. Fireplaces:
Water Supply: **City/Municipal** Metered Water:
Fuel/Heating: **Electric**
Outdoor Area: **Fenced Yard**
Type of Roof: **Asphalt**

Total Parking: **1** Covered Parking: **0** Parking Access: **Lane**
Parking: **Open, Other**
Dist. to Public Transit: **1/2 Block** Dist. to School Bus: **3 Blocks**
Title to Land: **Freehold NonStrata**
Property Disc.: **No**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish: **Hardwood, Tile, Wall/Wall/Mixed**

Legal: **LOT 14, BLOCK 16, PLAN VAP3459, DISTRICT LOT 237, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities: **In Suite Laundry**

Site Influences: **Central Location, Greenbelt, Marina Nearby, Private Yard, Shopping Nearby, Ski Hill Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	5'1 x 5'1			x			x
Main	Dining Room	9'8 x 7'			x			x
Main	Kitchen	11'1 x 10'2			x			x
Main	Living Room	14'3 x 12'1			x			x
Main	Master Bedroom	10'1 x 10'1			x			x
Below	Bedroom	10'10 x 10'9			x			x
Below	Laundry	10'6 x 7'3			x			x
Below	Storage	24'8 x 11'7			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 745	# of Rooms: 8	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	# of Kitchens: 1	1	Main	4	Yes	Barn:
Finished Floor (Below): 416	# of Levels: 1	2	Below	3	Yes	Workshop/Shed:
Finished Floor (Basement): 0	Suite: None	3				Pool:
Finished Floor (Total): 1,161 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
	Beds in Basement: 0 Beds not in Basement: 2	5				Grg Dr Ht:
Unfinished Floor: 308	Basement: Full, Partly Finished	6				
Grand Total: 1,469 sq. ft.		7				
		8				

Listing Broker(s): **RE/MAX Crest Realty**

A QUICK WALK TO SHOPS AND THE BEACH, this ABSOLUTE CHARMER of a home is a TOTAL GEM! An easy upkeep, established yard has new fencing and grass that leads you to the front entry and porch; a perfect place for morning coffee. Enter into the dining and kitchen with windows galore, vaulted ceilings with skylight, and a peekaboo WATER VIEW! The kitchen is updated with plenty of cupboard space and s/s appliances. French doors lead to the living room with craftsman detail in the fireplace, windows, and softwood flooring. The Master bedroom is on the mainfloor with access to the XL updated, spa-like bathroom with soaker tub, glass shower, & walk-in closet. Downstairs features a fantastic laundry room, XL storage area, & a bedroom or flex area w/ensuite. OPEN HOUSE: Sat/Sun 3-4:30pm!