

CENTRAL AMBLESIDE BUILDING LOT

1776 INGLEWOOD

WEST VANCOUVER



JOINT VENTURE AVAILABLE



The seller, who is an experienced home builder, is willing to join venture with the buyer. Talk to us to learn more!

Property Type: Single-family Residential Land

Property Tax: \$5,301.54 (2023)

Lot Size: 10,874.32 sq. ft

Title: Freehold NonStrata

Zoning: RS5

PID: 030-350-212

Community: Ambleside

Legal Description: LOT 2, PLAN EPP77713, DISTRICT LOT 1056, GROUP 1, NEW WESTMINSTER LAND DISTRICT

Sanitary & Storm Sewer: Nearby

Water Supply: City/Municipal

Electricity: Nearby

Natural Gas: Nearby

Telephone & Cable Service: Available Nearby

LISTED AT \$1,799,000

*Price for land only.



4 BEDROOMS + 4 BATHROOMS

2 STOREY + BASEMENT

LOWER LEVEL: 1,406 sq. ft

MAIN LEVEL: 1,098 sq. ft

UPPER LEVEL: 1,060 sq. ft

SUBTOTAL - 3,564 sq. ft

GARAGE: 561 sq. ft

TOTAL - 4,125 sq. ft

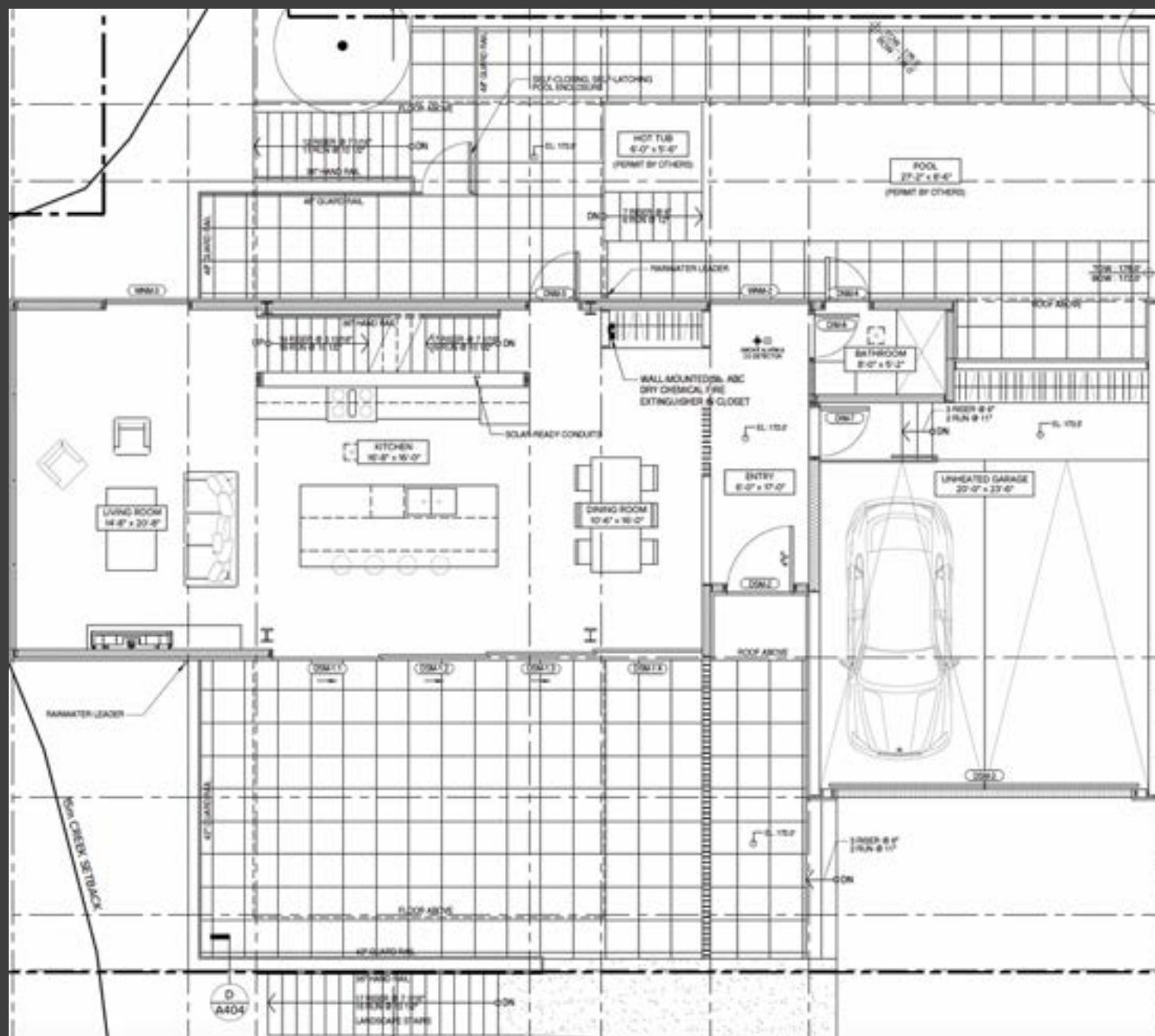
Detailed plans are available upon request.

1776 Inglewood Ave is a beautifully designed modern family home by **Burgers Architecture**. This spacious design features 4 bedrooms and 4 bathrooms across 3 levels. The 2 storey plus basement also houses an open kitchen, rec room, and large storage. The floor-length windows open up the space and welcome the luscious trees and calming creek around the property as this new home's backdrop. **The main entrance of this home is through lane access off 17th St. Walking access to the property is available on Inglewood Ave as well.**

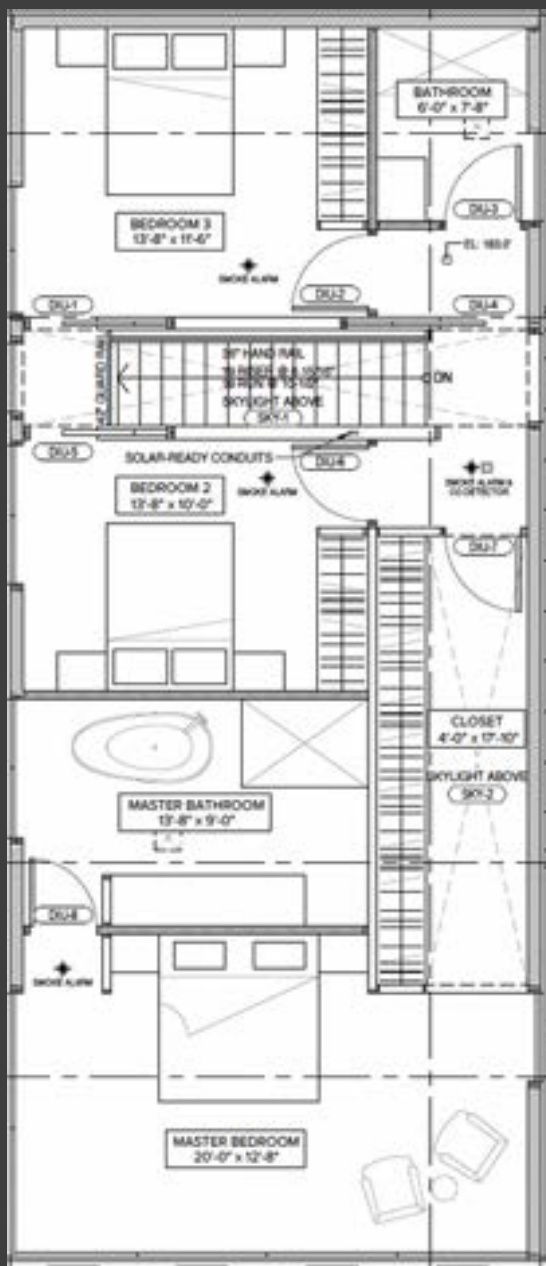




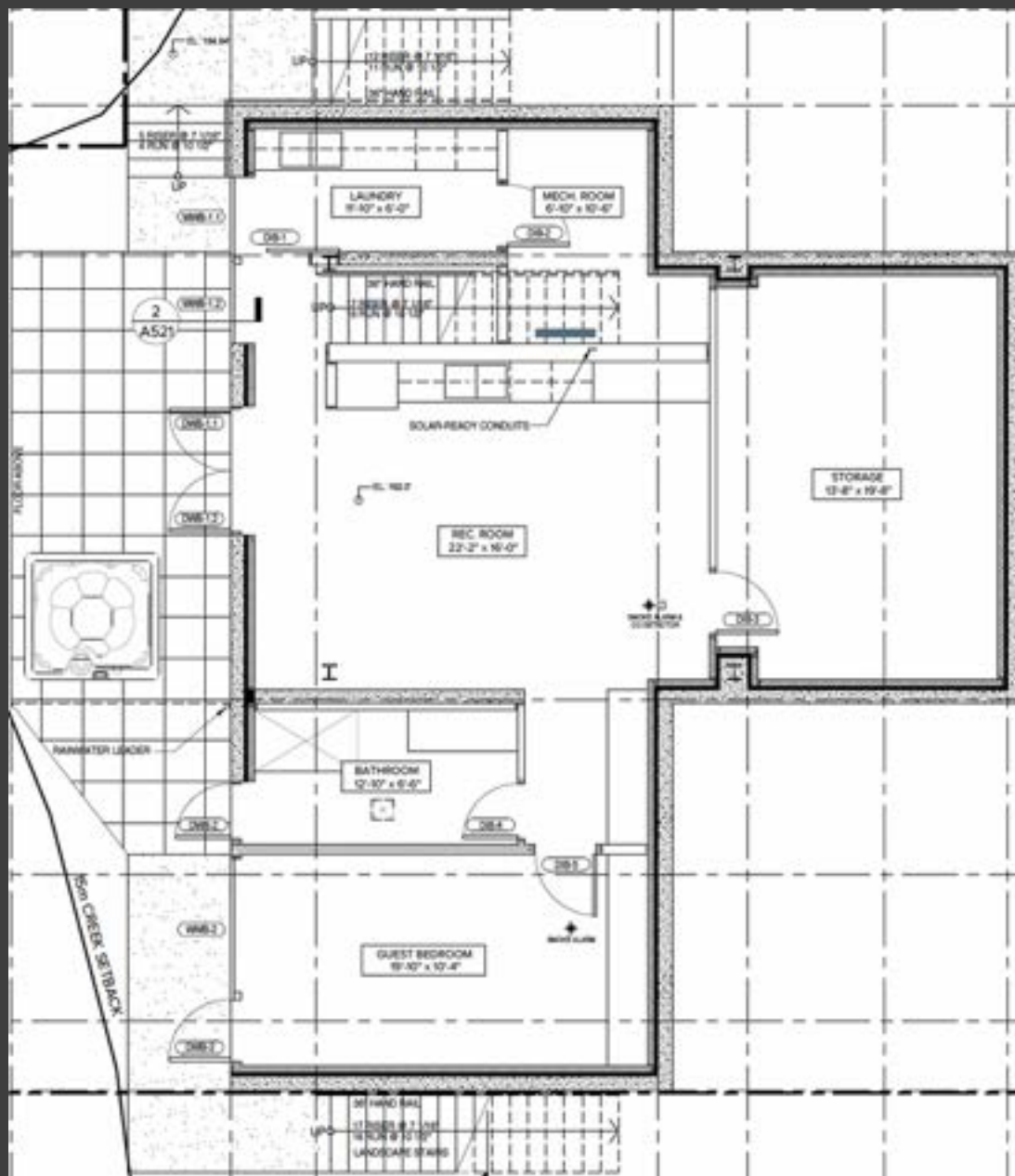
MAIN FLOOR



UPPER FLOOR



BASEMENT



CREEKSIDE OASIS



The uniqueness of this property is marked by the inviting nature surrounding it. Part of Lawson Creek is on the back of the property, gracing it with tranquility in this beautiful home's backyard.



*Images are for reference and illustration purposes only.
They are not actual photos of the property.



OCEAN PARK RESIDENCE

BURGERS ARCHITECTURE is an award winning, immersive, multi-generational architecture and interior design firm with specialized place context for the West Coast of British Columbia, Canada. We have earned our leading reputation through progressive environmental stewardship creating legacy architecture for the West Coast's most discerning and conscious minds.

The firm's philosophy focuses on the integration of Critical Regionalism and High Performance Design, applying a forward thinking mindset within the context of place. This employs the unique region and site constraints to create expressive site-specific architecture while safeguarding these surroundings by reducing the environmental footprint of each build. The mission for more sustainable design is brought to life through our accreditation and leading expertise in Passive Housing.

ABOUT. (n.d.). BURGERS ARCHITECTURE. Retrieved February 22, 2022, from <https://burgersarchitecture.com/about>



GLENEAGLES RESIDENCE



MADRONA HOUSE



FULTON HOUSE



BONNIE BAY HOUSE

1776 INGLEWOOD WEST VANCOUVER

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Prepared by  **kleaman**
REAL ESTATE

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RE/MAX

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