



## 1155 Fulton Avenue Offered at \$2,798,000

This lovely Ambleside character house with sweeping south west views of Stanley Park and English Bay is situated on a large 69.35' x 140.28', 9,580 sq. ft. property. Offering 4 bedrooms, 2.5 bathrooms and 2,429 sq. ft. of living space on 3 levels. The main floor features refinished hardwood flooring, a large bedroom, bright living room and dining room open to kitchen with stainless steel appliances and ample built-in storage. The upper floor offers 2 bedrooms and a 4th bedroom is on the lower level. The back yard is lovely with mountain views, heated patio, the perfect place to BBQ. Great location, minutes to beach, Park Royal shopping, transit and schools.



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2479 BELLEVUE AVE, WEST VANCOUVER, BC V7V 1E1

<b>Active</b> <b>R2741129</b> Board: V House/Single Family	<b>1155 FULTON AVENUE</b> West Vancouver Ambleside V7T 1N4	Residential Detached <b>\$2,798,000</b> (LP) (SP) <b>M</b>
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Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$2,798,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>4</b>	Approx. Year Built: <b>1944</b>
Frontage(feet): <b>69.35</b>	Bathrooms: <b>3</b>	Age: <b>78</b>
Frontage(metres): <b>21.14</b>	Full Baths: <b>2</b>	Zoning: <b>RS5</b>
Depth / Size: <b>140.28</b>	Half Baths: <b>1</b>	Gross Taxes: <b>\$6,659.34</b>
Lot Area (sq.ft.): <b>9,580.00</b>	Rear Yard Exp: <b>North</b>	For Tax Year: <b>2022</b>
Lot Area (acres): <b>0.22</b>	P.I.D.: <b>003-180-000</b>	Tax Inc. Utilities?: Tour:
Flood Plain:		
View: <b>Yes: water views</b>		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: <b>Electricity, Natural Gas, Water</b>		
Sewer Type:	Water Supply: <b>City/Municipal</b>	

Style of Home: <b>3 Storey</b>	Total Parking: <b>2</b>	Covered Parking: <b>1</b>	Parking Access: <b>Front</b>
Construction: <b>Frame - Wood</b>	Parking: <b>Garage; Single</b>		
Exterior: <b>Stucco, Wood</b>	Driveway Finish: <b>Asphalt</b>		
Foundation: <b>Concrete Perimeter</b>	Dist. to Public Transit: <b>Near</b>	Dist. to School Bus: <b>Near</b>	
Renovations: <b>Partly</b>	Title to Land: <b>Freehold NonStrata</b>	Land Lease Expiry Year:	
# of Fireplaces: <b>1</b>	Property Disc.: <b>Yes</b>		
R.I. Fireplaces:	Fixtures Leased: <b>No</b>		
Fireplace Fuel: <b>Natural Gas</b>	Fixtures Rmvd: <b>:</b>		
Fuel/Heating: <b>Forced Air, Natural Gas</b>	Floor Finish: <b>Hardwood, Wall/Wall/Mixed</b>		
Outdoor Area: <b>Balcny(s) Patio(s) Dck(s)</b>			
Type of Roof: <b>Wood</b>			

Legal: **LOT 6, PLAN VAP6866, PART SW1/4, DISTRICT LOT 1051, NEW WESTMINSTER LAND DISTRICT, AMD (SEE 156338L)**

Amenities: **Sauna/Steam Room**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby, Ski Hill Nearby**

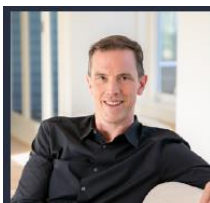
Features: **CltHwsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main):	979	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	486	Main	Living Room	16'2 x 11'11			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	11'4 x 11'4			x	Main 4
Finished Floor (Below):	964	Main	Kitchen	13'3 x 9'8			x	Above 2
Finished Floor (Basement):	0	Main	Bedroom	12'4 x 12'4			x	Below 6
Finished Floor (Total):	2,429 sq. ft.	Main	Pantry	6'11 x 5'9			x	
Unfinished Floor:	0	Above	Master Bedroom	16'3 x 13'7			x	
Grand Total:	2,429 sq. ft.	Above	Bedroom	16'3 x 11'3			x	
Fir Area (Det'd 2nd Res):	sq. ft.	Below	Recreation Room	15'6 x 15'5			x	
Suite:		Below	Bedroom	11'9 x 9'11			x	
Basement: <b>None</b>		Below	Storage	14'2 x 7'2			x	
		Below	Laundry	11'8 x 9'3			x	
							x	
							x	
Crawl/Bsmt. Height:	# of Levels: <b>3</b>	Manuf Type:		Registered in MHR?:	PAD Rental:			
# of Kitchens: <b>1</b>	# of Rooms: <b>11</b>	MHR#:		CSA/BCE:	Maint. Fee:			
		ByLaw Restrictions:						

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

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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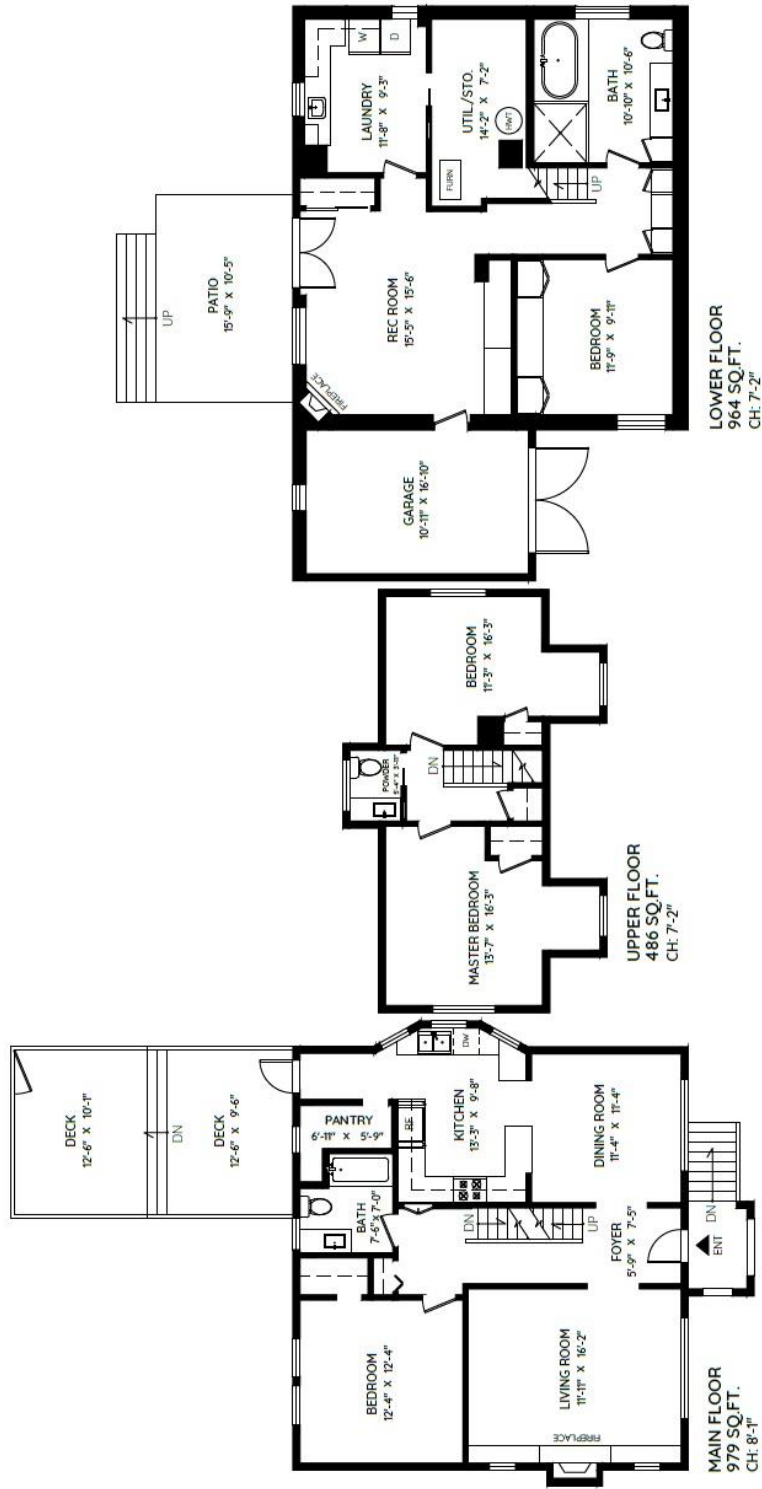
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BRG



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WEST VANCOUVER, BC

MAIN	979 SQ.FT.	GARAGE	210 SQ.FT.
UPPER	486 SQ.FT.	DECK	279 SQ.FT.
LOWER	964 SQ.FT.	PATIO	201 SQ.FT.
<b>TOTAL</b>	<b>2,429 SQ.FT.</b>	<b>TOTAL</b>	<b>690 SQ.FT.</b>



The floor plan and the measurements are approximate, within +/- 2% and are to be used for advertising usage only. They include unimproved area. Not suitable for architectural or construction. (CAD provided)



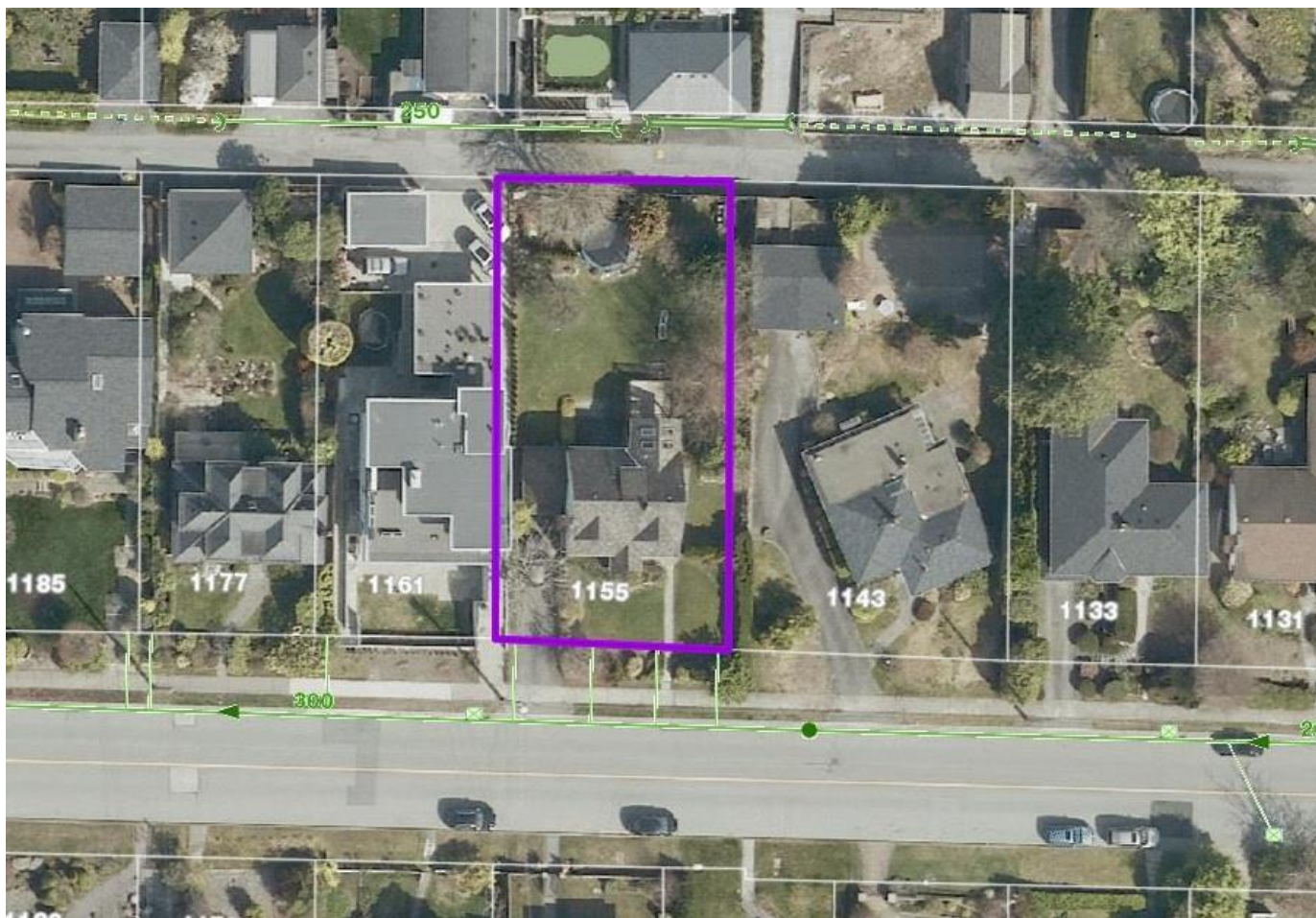
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1155 Fulton Avenue – Features and Updates

- Kitchen and main floor bathroom complete renovation (2005)
  - Installed new appliances and replaced bathroom fixtures
  - Installed heated floors in bathroom
  - Replaced fireplace and installed custom cabinetry in living room
  - New dishwasher (October 2022)
- Basement, outside patio and covered deck (September 2007)
  - Added sunken patio with French doors
  - Covered deck with overhead heater for extended use
  - Spa bathroom with heated floors, steam shower, jetted soaker tub, heated towel rack
  - Added 4th bedroom with custom closets
  - Custom wine rack and cabinets
  - Built in desk unit
  - Gas fireplace
  - Drainage installed from back of property
- Drain tiles replaced and new storm drainage running from house to street
- Installed sprinkler system
- Roof – installed new, old growth, hand split cedar shakes (September 2007)
- Upstairs powder room – replaced vanity (2020)
- New hot water tank (2021)
- Eaves cleaned out (2022)





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