



Presented by:

# Tom Hassan

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**Active**  
**R2580611**  
 Board: V  
 Apartment/Condo

## 1104 1480 DUCHESS AVENUE

West Vancouver  
 Ambleside  
 V7T 2W2

Residential Attached

**\$1,085,000** (LP)

(SP)



Sold Date:	Frontage (feet):	Original Price: <b>\$1,085,000</b>
Meas. Type:	Frontage (metres):	Approx. Year Built: <b>1976</b>
Depth / Size (ft.):	Bedrooms: <b>2</b>	Age: <b>45</b>
Lot Area (sq.ft.): <b>0.00</b>	Bathrooms: <b>1</b>	Zoning: <b>MFD</b>
Flood Plain:	Full Baths: <b>1</b>	Gross Taxes: <b>\$2,497.42</b>
Council Apprv?:	Half Baths: <b>0</b>	For Tax Year: <b>2020</b>
Exposure:	Maint. Fee: <b>\$457.42</b>	Tax Inc. Utilities?:
If new, GST/HST inc?:		P.I.D.: <b>004-105-109</b>
Mgmt. Co's Name: <b>Tribe Management</b>		Tour: <b>Virtual Tour URL</b>
Mgmt. Co's Phone: <b>604-343-2601</b>		
View: <b>Yes: LG Bridge, city, water</b>		
Complex / Subdiv: <b>Westerlies</b>		
Services Connected: <b>Electricity, Sanitary Sewer, Water</b>		
Sewer Type: <b>City/Municipal</b>		

Style of Home: <b>1 Storey</b>	Total Parking: <b>2</b>	Covered Parking: <b>1</b>	Parking Access: <b>Lane</b>
Construction: <b>Concrete</b>	Parking: <b>Garage; Underground</b>		Locker: <b>Y</b>
Exterior: <b>Concrete</b>	Dist. to Public Transit: <b>1 block</b>	Dist. to School Bus: <b>2 blocks</b>	
Foundation: <b>Concrete Perimeter</b>	Units in Development:	Total Units in Strata:	
Rain Screen:	Title to Land: <b>Freehold Strata</b>		
Renovations: <b>Completely</b>	Property Disc.: <b>Yes</b>		
Water Supply: <b>City/Municipal</b>	Fixtures Leased: <b>No</b>		
Fireplace Fuel:	Fixtures Rmvd: <b>No</b>		
Fuel/Heating: <b>Electric</b>	Floor Finish: <b>Wall/Wall/Mixed</b>		
Outdoor Area: <b>Balcony(s)</b>			
Type of Roof: <b>Other</b>			

Maint Fee Inc: **Gardening, Management**  
 Legal: **STRATA LOT 84, PLAN VAS475, DISTRICT LOT 237, GROUP 1, NEW WESTMINSTER LAND DISTRICT, PHASE TWO. TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V,**  
 Amenities: **Elevator, Garden, In Suite Laundry, Storage, Tennis Court(s), Wheelchair Access**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**  
 Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	12' x 6'			x			x
Main	Living Room	16'6" x 11'			x			x
Main	Kitchen	15' x 8'			x			x
Main	Dining Room	11' x 10'			x			x
Main	Master Bedroom	14' x 11'			x			x
Main	Bedroom	12' x 10'			x			x
Main	Laundry	2' x 2'			x			x
					x			x
					x			x
					x			x

Finished Floor (Main): <b>984</b>	# of Rooms: <b>7</b>	# of Kitchens: <b>1</b>	# of Levels: <b>1</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>0</b>	Crawl/Bsmt. Height:			1	<b>Main</b>	<b>4</b>	<b>No</b>	Barn:
Finished Floor (Below): <b>0</b>	Restricted Age: <b>19+</b>			2				Workshop/Shed:
Finished Floor (Basement): <b>0</b>	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total): <b>984 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaws: <b>Age Restrictions, Pets Not Allowed, Rentals Not Allowed</b>			5				Grg Dr Ht:
Unfinished Floor: <b>0</b>	Basement: <b>None</b>			6				
Grand Total: <b>984 sq. ft.</b>				7				
				8				

Listing Broker(s): **Royal LePage Sussex - Tom Hassan**

**Westerlies is one of Ambleside's favorite buildings and this suite is one of the best. Sub-penthouse panoramic unobstructed SE views from Lions Gate Bridge to city, harbour and North Shore Mountains. Completely renovated to perfection with new luxury kitchen quartz countertops, stainless steel Miele appliances, breakfast island bar, new cabinetry throughout, washer and dryer. Open floor plan with knee to ceiling glass maximizes view and light in this corner unit. Covered balcony with picture perfect view to enjoy the cruise ships. 2 spacious bedrooms with lots of storage and new bathroom. Great exposure on quiet east side of the Westerlies overlooking gardens, tennis court and no buildings to block the view. Enjoy Ambleside lifestyle with waterfront, shopping at your doorstep. Must see.**