



Presented by:

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Active
R2807022
Board: V
House/Single Family

1157 DUCHESS AVENUE

West Vancouver
Ambleside
V7T 1H1

Residential Detached

\$3,298,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$3,298,000
Meas. Type: Feet	Bedrooms: 5	Approx. Year Built: 1990
Frontage(feet): 33.00	Bathrooms: 4	Age: 33
Frontage(metres): 10.06	Full Baths: 3	Zoning: SF
Depth / Size: 122	Half Baths: 1	Gross Taxes: \$6,956.45
Lot Area (sq.ft.): 4,026.00	Rear Yard Exp:	For Tax Year: 2020
Lot Area (acres): 0.09	P.I.D.: 012-871-419	Tax Inc. Utilities?:
Flood Plain:		Tour: Virtual Tour URL
View: Yes: Panoramic bridge, water		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Natural Gas, Sanitary Sewer, Water		
Sewer Type:	Water Supply: Community	

Style of Home: **2 Storey w/ Bsmt.**
Construction: **Frame - Wood**
Exterior: **Wood**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Natural Gas, Radiant**
Outdoor Area: **Patio(s) & Deck(s)**
Type of Roof: **Other**

Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **3** Covered Parking: **1** Parking Access: **Lane**
Parking: **Garage; Double**
Driveway Finish:
Dist. to Public Transit: **2 blocks** Dist. to School Bus: **1 block**
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **Yes**
Fixtures Leased: **No** :
Fixtures Rmvd: :
Floor Finish:

Legal: **LOT 29, BLOCK 7, PLAN VAP3459, DISTRICT LOT 237, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:
Site Influences:
Features:

Finished Floor (Main):	1,062	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,013	Main	Primary Bedroom	17'3 x 13'5			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Bedroom	11'0 x 10'0			x	Main 4
Finished Floor (Below):	1,062	Main	Bedroom	11'6 x 10'10			x	Main 3
Finished Floor (Basement):	0	Above	Living Room	17'0 x 15'0			x	Above 2
Finished Floor (Total):	3,137 sq. ft.	Above	Dining Room	12'5 x 10'0			x	Below 3
Unfinished Floor:	0	Above	Kitchen	24'1 x 9'6			x	
Grand Total:	3,137 sq. ft.	Above	Living Room	17'4 x 15'4			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Family Room	14'9 x 13'9			x	
Suite:		Below	Bedroom	16'3 x 22'11			x	
Basement: Full, Fully Finished		Below	Bedroom	23'5 x 10'2			x	
		Main	Living Room	13'3 x 5'0			x	
			Foyer	12'5 x 12'0			x	
							x	
Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 12	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

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

It just doesn't get better in Ambleside! Stunning panoramic views from Lions Gate Bridge to inner harbour to Vancouver Island. Contemporary 4-5 bedroom design features reverse plan w/ vaulted ceilings on main and upper floors. Entertainers will love the reverse plan w/ kitchen-living-dining and family room and wrap around deck to take in the breath taking close in views. Sophisticated and modern renovations throughout. Main floor Mbdm suite w/ private balcony + 2 bedrooms opening to private European styled courtyard. Lower floor has multiple uses with 4th or 5th bdrms in-law accommodation; home office/business w/ separate entrance. This immaculate show home house shows like pure perfection and a must see. Within a few blocks walk to Ambleside Beach, the Pier and Grosvenor building.