



Presented by:

## Tom Hassan

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**Active**  
**R2506615**

Board: V  
House/Single Family

### 1157 DUCHESS AVENUE

West Vancouver  
Ambleside  
V7T 1H1

Residential Detached

**\$2,750,000** (LP)   
(SP)



Sold Date:	Frontage (feet):	<b>33.00</b>	Original Price: <b>\$2,750,000</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>5</b>	Approx. Year Built: <b>1990</b>
Depth / Size: <b>122</b>	Bathrooms:	<b>4</b>	Age: <b>30</b>
Lot Area (sq.ft.): <b>4,026.00</b>	Full Baths:	<b>3</b>	Zoning: <b>SF</b>
Flood Plain:	Half Baths:	<b>1</b>	Gross Taxes: <b>\$6,956.45</b>
Rear Yard Exp:			For Tax Year: <b>2020</b>
Council Apprv?:			Tax Inc. Utilities?:
If new, GST/HST inc?:			P.I.D.: <b>012-871-419</b>
			Tour:

View: **Yes: Panoramic bridge, water**

Complex / Subdiv:

Services Connected: **Natural Gas, Sanitary Sewer, Water**

Sewer Type:

Style of Home: **2 Storey w/Bsmt.**  
Construction: **Frame - Wood**  
Exterior: **Wood**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
# of Fireplaces: **1**  
Fireplace Fuel: **Natural Gas**  
Water Supply: **Community**  
Fuel/Heating: **Natural Gas, Radiant**  
Outdoor Area: **Patio(s) & Deck(s)**  
Type of Roof: **Other**

Reno. Year:  
R.I. Plumbing:  
R.I. Fireplaces:

Metered Water:

Total Parking: **3** Covered Parking: **2** Parking Access: **Lane**  
Parking: **Garage; Single**

Dist. to Public Transit: **2 blocks** Dist. to School Bus: **1 block**  
Title to Land: **Freehold NonStrata**

Property Disc.: **Yes**  
PAD Rental:  
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:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Master Bedroom	17'0 x 13'0			x			x
Main	Bedroom	11'0 x 10'0			x			x
Main	Bedroom	12'0 x 11'0			x			x
Above	Living Room	17'0 x 15'0			x			x
Above	Dining Room	12'0 x 10'0			x			x
Above	Kitchen	15'0 x 9'0			x			x
Above	Eating Area	6'0 x 6'0			x			x
Above	Family Room	15'0 x 13'0			x			x
Below	Bedroom	23'0 x 16'0			x			x
Below	Bedroom	23'0 x 10'0			x			x

Finished Floor (Main):	<b>1,070</b>	# of Rooms: <b>10</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>1,037</b>	# of Kitchens: <b>1</b>	1	<b>Main</b>	<b>5</b>	<b>Yes</b>	Barn:
Finished Floor (Below):	<b>1,003</b>	# of Levels: <b>3</b>	2	<b>Main</b>	<b>4</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite:	3	<b>Above</b>	<b>2</b>	<b>No</b>	Pool:
Finished Floor (Total):	<b>3,110 sq. ft.</b>	Crawl/Bsmt. Height:	4	<b>Below</b>	<b>4</b>	<b>No</b>	Garage Sz:
		Beds in Basement: <b>0</b>	5				Grg Dr Ht:
Unfinished Floor:	<b>0</b>	Beds not in Basement: <b>5</b>	6				
Grand Total:	<b>3,110 sq. ft.</b>	Basement: <b>Full, Fully Finished</b>	7				
			8				

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 bdms 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.**