

Presented by:
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West Vancouver, Ambleside Residential Attached
203 1480 DUCHESS AV, V7T 2W2 **Active**
 MLS# V1033777



List Price: \$450,000 Previous Price:

Subdiv/Complex:
 Frontage: Approx Yr Blt: 1976 PID: 004-104-382
 Depth/Size: Type: Apartment/Condo
 Lot SqFt: 0 Age at List Date: 37 Zoning: APT
 Exposure: Bedrooms: 1 Taxes: \$1,379 (2013)
 Stories in Bldg: Bathrooms: 1 If New GST/HST Incl:
 Flood Plain: Full Baths: 1 Tax Incl Utilities:
 Meas. Type: Feet Half Baths: 0 Apprvl Reqd:
 Fixtures Lsd:
 Fixt Removed:
 View: Y - NORTH SHORE MOUNTAINS

Style of Home: Inside Unit	Total Parking: 1	Covered Parking: 1
Construction: Concrete	Parking Access: Lane	
Foundation: Concrete Perimeter	Parking Facilities: Garage Underbuilding, Add. Parking Avail., Visitor Parking	
Exterior: Concrete		
Rain Screen:	R/I Plumbing:	
Type of Roof: Tar & Gravel	Dist to Public Trans:	Dist to School/Bus:
Renovations:	Units in Development:	Total Units in Strata:
Flooring:	Locker:	
Water Supply: City/Municipal	Possession:	
Heat/Fuel: Electric	Title to Land: Freehold Strata	
No. of Fireplaces: 0	Seller's Interest: Registered Owner	
Fireplace Fuel:	Mortgage Info: \$0	
Outdoor Area: Balcony(s)	Property Disclosure: Y	
Mngmt Co:	Bylaw Restrictions: Pets Not Allowed, Rentals Not Allowed, Age Restrictions / Age: 19+	
Mngmt Ph:	Maint Fee: \$277.08	

Maint Charge Incl: Gardening, Garbage Pickup, Hot Water, Management, Recreation Facility

Legal: PL VAS475 LT 38 DL 237 LD 36 ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
 Amenities: Elevator, Garden, In Suite Laundry, Sauna/Steam Room, Tennis Court(s), Workshop Attached
 Features Incl:

Site Influences: Adult Oriented, Central Location, Shopping Nearby, Ski Hill Nearby, Marina Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	16' X 12'						
Main F.	Dining	10' X 7'10						
Main F.	Kitchen	10'9 X 7'6						
Main F.	Master Bedroom	16'3 X 11'7						
Main F.	Solarium	15'10 X 5'1						

Floor Area (SqFt):	Total # Rooms: 5	Bathrooms
Finished Floor Area Main: 867	Finished Levels: 1	1 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up: 0	Basement Area: None	2
Finished Floor Area Down: 0		3
Finished Floor Area Bsmt: 0	Bsmt Height:	4
Total Finished Floor Area: 867	Restricted Age: 19+	5
	# Pets / Cats; Dogs:	6
Unfinished Floor Area: 0	# or % Rentals:	7
Grand Total Floor Area: 867		8

Listing Broker(s): Prudential Sus Rlty-Tom Hassan

Amazing Renovation! Over \$100,000 spent on this apartment makes it one of nicest apartments you will see in West Vancouver. European quality, custom cabinetry, high-end appliances, stunning bathroom, hardwood floors. Spacious open plan 1 bedroom unit is bright, private and features enclosed balcony perfect for home office. One of the nicest renovations I have seen and irreplaceable at this price range. Located in the Westerlies..one of the best managed and maintained buildings in West Vancouver. Walk to everything, shops, seawall, transportation. 1 underground parking and 1 storage locker included.