



Presented by:  
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**Active**  
**R2313584**  
 Board: V  
 House/Single Family

**1252 DUNCAN STREET**  
 West Vancouver  
 Ambleside  
 V7T 2S4

Residential Detached  
**\$3,998,000** (LP)  
 (SP)



Sold Date: Frontage (feet): **50.00** Original Price: **\$3,998,000**  
 Meas. Type: **Feet** Bedrooms: **6** Approx. Year Built: **2016**  
 Depth / Size: Bathrooms: **6** Age: **2**  
 Lot Area (sq.ft.): **6,100.00** Full Baths: **5** Zoning: **SFD**  
 Flood Plain: Half Baths: **1** Gross Taxes: **\$7,473.12**  
 Rear Yard Exp: For Tax Year: **2017**  
 Council Apprv?: Tax Inc. Utilities?:  
 If new, GST/HST inc?: P.I.D.: **011-875-003**  
 Tour: **Virtual Tour URL**

View: :  
 Complex / Subdiv:  
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

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

Total Parking: Covered Parking: Parking Access:  
 Parking: **Other**  
 Dist. to Public Transit: Dist. to School Bus:  
 Title to Land: **Freehold NonStrata**  
 Property Disc.: **Yes**  
 PAD Rental:  
 Fixtures Leased: **No** :  
 Fixtures Rmvd: :  
 Floor Finish:

Legal: **PL VAP4007 LT 3 DL 1063 LD 36. PART SE 1/4, GROUP 1.**

Amenities:  
 Site Influences:  
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	11'3 x 7'1	Above	Laundry	3'10 x 8'7			x
Main	Living Room	12'10 x 23'20	Below	Games Room	12'6 x 23'11			x
Main	Kitchen	13'0 x 12'4	Below	Kitchen	13'0 x 8'8			x
Main	Pantry	8'8 x 5'9	Below	Bedroom	8'3 x 11'11			x
Main	Office	11'8 x 9'4	Below	Bedroom	11'2 x 11'11			x
Main	Family Room	11'6 x 14'8	Below	Utility	12'6 x 5'8			x
Above	Master Bedroom	12'10 x 14'7						x
Above	Bedroom	12'10 x 10'3						x
Above	Bedroom	11'6 x 10'4						x
Above	Bedroom	12'9 x 10'2						x

Finished Floor (Main):	<b>1,275</b>	# of Rooms:	<b>16</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>1,254</b>	# of Kitchens:	<b>2</b>	1	<b>Main</b>	<b>2</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>1,275</b>	# of Levels:	<b>3</b>	2	<b>Above</b>	<b>5</b>	<b>Yes</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite:		3	<b>Above</b>	<b>3</b>	<b>Yes</b>	Pool:
Finished Floor (Total):	<b>3,804 sq. ft.</b>	Crawl/Bsmt. Height:		4	<b>Above</b>	<b>3</b>	<b>Yes</b>	Garage Sz:
Unfinished Floor:	<b>0</b>	Beds in Basement: <b>0</b>	Beds not in Basement: <b>6</b>	5	<b>Above</b>	<b>3</b>	<b>Yes</b>	Door Height:
Grand Total:	<b>3,804 sq. ft.</b>	Basement: <b>Full, Fully Finished</b>		6	<b>Below</b>	<b>3</b>	<b>No</b>	
				7				
				8				

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

**Stylish Contemporary brand new 3 level home in the heart of Ambleside with ocean view . You will love the style of this home. Main floor is open plan concept w/ top of the line gourmet kitchen, oversized pantry, stainless steel appliances, double fridge freezer. 4 bedrooms up all ensuite w/ four seasons style bathroom master ensuite in and upstairs laundry room. Down: media room and newly registered self-contained 2 bedroom suite w/ open style kitchen living dining room separate entrance 2nd laundry. Great for mortgage helper or extended family. Located on one of the quietest street in Central Ambleside only a few blocks from tops schools Ridgeview Elementary and West Van Secondary School. Great opportunity to live in one of West Van's most desirable neighbourhoods. GST included.**