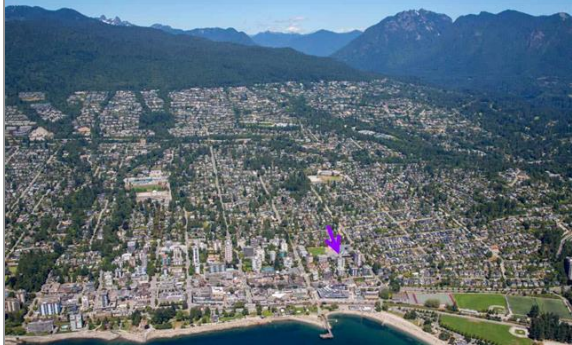




Presented by:  
**Tom Hassan**  
 Royal LePage Sussex - Tom Hassan  
 Phone: 604-809-9777  
 http://www.tomhassan.com  
 tomhassan@gmail.com



**Active** **404 1340 DUCHESS AVENUE** Residential Attached  
**R2405179** West Vancouver **\$649,000** (LP)  
 Board: V Ambleside V7T 1H6 (SP)



Sold Date: Frontage (feet): Original Price: **\$695,000**  
 Meas. Type: Frontage (metres): Approx. Year Built: **1981**  
 Depth / Size (ft.): Bedrooms: **2** Age: **39**  
 Lot Area (sq.ft.): **0.00** Bathrooms: **1** Zoning: **MFD**  
 Flood Plain: Full Baths: **1** Gross Taxes: **\$1,416.09**  
 Council Apprv?: Half Baths: **0** For Tax Year: **2019**  
 Exposure: Maint. Fee: **\$392.47** Tax Inc. Utilities?:  
 If new, GST/HST inc?: P.I.D.: **005-720-516**  
 Mgmt. Co's Name: **C & C Property Group** Tour:  
 Mgmt. Co's Phone: **604-987-9040**  
 View: **No : Partial**  
 Complex / Subdiv:  
 Services Connected: **Natural Gas, Sanitary Sewer, Water**  
 Sewer Type:

Style of Home: **1 Storey** Total Parking: **1** Covered Parking: **1** Parking Access: **Lane**  
 Construction: **Frame - Wood** Parking: **Garage Underbuilding**  
 Exterior: **Wood** Locker: **Y**  
 Foundation: **Concrete Perimeter** Reno. Year: **2007** Dist. to Public Transit: **1 block** Dist. to School Bus: **Across Street**  
 Rain Screen: R.I. Plumbing: Units in Development:  
 Renovations: **Completely** Title to Land: **Freehold Strata** Total Units in Strata:  
 Water Supply: **City/Municipal** Metered Water:  
 Fireplace Fuel: **Gas - Natural** R.I. Fireplaces:  
 Fuel/Heating: **Hot Water** # of Fireplaces: **1** Property Disc.: **Yes**  
 Outdoor Area: **Sundeck(s)** Fixtures Leased: :  
 Type of Roof: **Other** Floor Finish:  
 Fixtures Rmvd: :

Maint Fee Inc: **Caretaker, Gas, Heat, Hot Water, Management**  
 Legal: **STRATA LOT 27, PLAN VR810, DISTRICT LOT 237, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1**

Amenities: **None**

Site Influences: **Central Location, Lane Access, Recreation Nearby, Shopping Nearby**  
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13' x 10'			x			x
Main	Dining Room	9' x 8'			x			x
Main	Kitchen	9' x 8'			x			x
Main	Master Bedroom	13' x 10'			x			x
Main	Bedroom	11' x 9'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	<b>820</b>	# of Rooms: <b>5</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:			2				Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total):	<b>820 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	<b>0</b>	Bylaws: <b>Pets Allowed w/Rest., Rentals Allwd w/Restrctns</b>			5				Grg Dr Ht:
Grand Total:	<b>820 sq. ft.</b>	Basement: <b>None</b>			6				
					7				
					8				

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

**Live in Ambleside Village. Stunning penthouse 2 bedroom with southern exposure and vaulted ceilings and skylight. Spacious kitchen with granite countertops and maple cabinetry. Newer appliances-covered sundeck-gas fireplace. Within a few minutes walk from Ambleside Beach-Grovenor Building-Earls. This is the location and lifestyle you want at an affordable price. One cat allowed (sorry no dogs), includes a secure parking stall and storage locker. Steps to Ambleside beach, shops, seawall, transportation, schools, and restaurants (new Grovenor Building shops and Earls is a 5 min walk!). What a great lifestyle living by Ambleside Beach.**