



Presented by:

# Tom Hassan

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



**Active**  
**R2814460**

Board: V  
House/Single Family

## 1216 DUCHESS AVENUE

West Vancouver  
Ambleside  
V7T 1H4

Residential Detached

**\$3,795,000** (LP)   
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$3,795,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>3</b>	Approx. Year Built: <b>2018</b>
Frontage(feet): <b>33.00</b>	Bathrooms: <b>5</b>	Age: <b>5</b>
Frontage(metres): <b>10.06</b>	Full Baths: <b>3</b>	Zoning: <b>RD-1</b>
Depth / Size: <b>122</b>	Half Baths: <b>2</b>	Gross Taxes: <b>\$10,511.20</b>
Lot Area (sq.ft.): <b>4,026.00</b>	Rear Yard Exp: <b>South</b>	For Tax Year: <b>2022</b>
Lot Area (acres): <b>0.09</b>	P.I.D.: <b>030-076-676</b>	Tax Inc. Utilities?: <b>No</b>
Flood Plain:		Tour: <b>Virtual Tour URL</b>
View: <b>Yes: Panoramic Bridge City Harbour</b>		
Complex/Subdiv: <b>Ambleside Beach</b>		
First Nation Reserve:		
Services Connected: <b>Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

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

Renovations:  
# of Fireplaces: **2** R.I. Fireplaces:  
Fireplace Fuel: **Natural Gas**  
Fuel/Heating: **Hot Water, Radiant**  
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**  
Type of Roof: **Torch-On**

Reno. Year:  
Rain Screen: **Full**  
Metered Water: **Yes**  
R.I. Plumbing:

Total Parking: **4** Covered Parking: **2** Parking Access: **Front, 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: **No** :  
Floor Finish: **Hardwood, Carpet**

Legal: **LOT 1, PLAN EPP62685, DISTRICT LOT 237, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**  
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Heat Recov. Vent., Storage Shed**

Finished Floor (Main):	1,058	Floor Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	898	Main	Foyer	Below	Games Room	12'6 x 12'	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Primary Bedroom			x	Above 2
Finished Floor (Below):	1,058	Main	Walk-In Closet			x	Main 5
Finished Floor (Basement):	0	Main	Bedroom			x	Main 5
Finished Floor (Total):	3,014sq. ft.	Main	Bedroom			x	Below 3
Unfinished Floor:	0	Main	Mud Room			x	Below 2
Grand Total:	3,014sq. ft.	Above	Kitchen			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Living Room			x	
		Above	Dining Room			x	
		Above	Den			x	
		Below	Media Room			x	
		Below	Recreation Room			x	
		Below	Kitchen			x	
Suite:		Manuf Type:		Registered in MHR?:		PAD Rental:	
Basement: <b>Fully Finished</b>		MHR#:		CSA/BCE:		Maint. Fee:	
Crawl/Bsmt. Height:	# of Levels: <b>3</b>	ByLaw Restrictions:					
# of Kitchens: <b>2</b>	# of Rooms: <b>14</b>						

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

**Ultimate contemporary ocean view home in Ambleside Beach neighbourhood. Custom built 3100 sq.ft. 3-4 bdrms, 3 levels truly delivers best in quality craftsmanship+luxury finishings. Be impressed by floating glass+steel staircase- main floor incredible bridge, city harbour views. Impressive open concept with connecting living+dining+ den+incredible Chef's kitchen with quartz island, Miele SS appliances+coffee + custom cabinetry connecting to inside+outside View Room with accordion doors,covered StruXure sensor louvers pergola w/ electric blind system. Escape to Primary Suite w/ private covered deck w/ metal shade arbor, 4 seasons style ensuite + 2 more bdrms. Downstairs media room + separate inlaw suite w/ 4th bdrm, AC, radiant in floor heat, HRV, generator, artificial turf, BI vac + more!**