



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

Active **1252 DUNCAN STREET** Residential Detached
R2429712 West Vancouver **\$3,699,000** (LP)
 Board: V Ambleside **(SP)**
 House/Single Family V7T 2S4



Sold Date: Frontage (feet): **50.00** Original Price: **\$3,699,000**
 Meas. Type: **Feet** Bedrooms: **6** Approx. Year Built: **2016**
 Depth / Size: Bathrooms: **6** Age: **4**
 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: **Yes: Partial water view**
 Complex / Subdiv:
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**
 Sewer Type:

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):	1,275	# of Rooms:	16	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	1,254	# of Kitchens:	2	1	Main	2	No	Barn:
Finished Floor (Below):	1,275	# of Levels:	3	2	Above	5	Yes	Workshop/Shed:
Finished Floor (Basement):	0	Suite:	Licensed Suite	3	Above	3	Yes	Pool:
Finished Floor (Total):	3,804 sq. ft.	Crawl/Bsmt. Height:		4	Above	3	Yes	Garage Sz:
Unfinished Floor:	0	Beds in Basement:	0	5	Above	3	Yes	Grg Dr Ht:
Grand Total:	3,804 sq. ft.	Basement:	Full, Fully Finished	6	Below	3	No	
				7				
				8				

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

Prime Ambleside. Stylish west coast contemporary. No GST. 6 bdrm home w/ ultimate flexible floor plan for multi-family living. Main floor: spacious living-dining rm; kitchen w/ large cooking island; quartz countertops; oversized pantry roughed in for wok kitchen; double fridge freezer; connecting family room; den or guest bedroom. Upstairs; 4 bdrms all ensuite w/ laundry room. MBdrm w/ 5 piece ensuite, walk-in closet and partial water view. Downstairs: oversized media and games room and separate self-contained 2 bedroom registered suite generating \$30,000 income per year! Great mortgage helper or extended family. Level private yard. Located on one of the quietest street in Ambleside and only blocks walk from top schools Ridgeview Elementary and WV Secondary. Best value new home in WV.