



Presented by:

Tom Hassan

Royal LePage Sussex - Tom Hassan

Phone: 604-809-9777

http://www.tomhassan.com

tomhassan@gmail.com

Active
R2504138Board: V
House/Single Family**1035 DUCHESS AVENUE**

West Vancouver

Sentinel Hill

V7T 1G8

Residential Detached

\$2,498,000 (LP)

(SP)



Sold Date:	Frontage (feet):	50.00	Original Price: \$2,498,000
Meas. Type: Feet	Bedrooms:	3	Approx. Year Built: 1940
Depth / Size: 121	Bathrooms:	2	Age: 80
Lot Area (sq.ft.): 6,050.00	Full Baths:	2	Zoning: RS5
Flood Plain:	Half Baths:	0	Gross Taxes: \$6,593.42
Rear Yard Exp: North			For Tax Year: 2020
Council Apprv?:			Tax Inc. Utilities?:
If new, GST/HST inc?:			P.I.D.: 011-112-140
			Tour: Virtual Tour URL

View: **Yes: Best View in West Vancouver**
 Complex / Subdiv: **Sentinel Hill Ambleside**
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**
 Sewer Type: **City/Municipal**

Style of Home: **Rancher/Bungalow w/Bsmt.**Construction: **Frame - Wood**Exterior: **Stucco**Foundation: **Concrete Perimeter**Rain Screen: **Completely**# of Fireplaces: **1**Fireplace Fuel: **Wood**Water Supply: **City/Municipal**Fuel/Heating: **Forced Air, Natural Gas**Outdoor Area: **Sundeck(s)**Type of Roof: **Asphalt**Reno. Year: **2015**

R.I. Plumbing:

R.I. Fireplaces:

Metered Water:

Total Parking: Covered Parking: Parking Access: **Front**
 Parking: **Open**

Dist. to Public Transit: **1 block** Dist. to School Bus:
 Title to Land: **Freehold NonStrata**

Property Disc.: **Yes**

PAD Rental:

Fixtures Leased: **No**Fixtures Rmvd: **No**

Floor Finish:

Legal: **LOT 17, BLOCK 8, PLAN VAP5622, DISTRICT LOT 237, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Recreation Nearby, Shopping Nearby**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	6'5 x 8'1	Below	Laundry	8'7 x 10'2			x
Main	Living Room	17'3 x 13'8	Below	Workshop	18'8 x 11'6			x
Main	Dining Room	10'8 x 10'9			x			x
Main	Kitchen	9'5 x 12'			x			x
Main	Master Bedroom	11'3 x 12'11			x			x
Main	Bedroom	11'3 x 9'6			x			x
Main	Den	6'2 x 7'3			x			x
Below	Foyer	14'4 x 10'2			x			x
Below	Recreation	13' x 13'			x			x
Below	Bedroom	16'4 x 10'			x			x

Finished Floor (Main): **1,070**
 Finished Floor (Above): **0**
 Finished Floor (Below): **1,010**
 Finished Floor (Basement): **0**
 Finished Floor (Total): **2,080 sq. ft.**

Unfinished Floor: **0**
 Grand Total: **2,080 sq. ft.**

of Rooms: **12**
 # of Kitchens: **1**
 # of Levels: **2**
 Suite:
 Crawl/Bsmt. Height:
 Beds in Basement: **0** Beds not in Basement: **3**
 Basement: **Fully Finished**

Bath	Floor	# of Pieces	Ensuite?
1	Main	4	No
2	Below	4	No
3			
4			
5			
6			
7			
8			

Outbuildings
 Barn:
 Workshop/Shed:
 Pool:
 Garage Sz:
 Grg Dr Ht:

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

A rare offering, 1st time to market "SAUSALITO NORTH" features stunning, panoramic city, harbour and mountain views with a super-charming, sun drenched, 3 bdrm, 2 bath California bungalow. Perched above Ambleside Beach the 280 degree sightline spans downtown Vancouver across to Nanaimo. Enjoy stunning vistas of one of the world's most beautiful cities with unique views from front and back gardens. Take in the Lions Gate Bridge, Stanley Park, Point Grey UBC and close-in views of the harbour. Lovingly restored and oozes with character. New kitchen in 2015 w/ stainless steel appliances, granite counters. Gently sloping lot offers incredible future redevelopment or produces excellent revenue as a holding property or move in as is. This is one of Sentinel Hill Amblesides best properties!