



Presented by:

# Tom Hassan

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**Active**  
**R2785462**  
Board: V  
House/Single Family

## 1030 DUCHESS AVENUE

West Vancouver  
Sentinel Hill  
V7T 1G9

Residential Detached

**\$4,250,000** (LP)   
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$4,250,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>4</b>	Approx. Year Built: <b>2000</b>
Frontage(feet): <b>50.00</b>	Bathrooms: <b>4</b>	Age: <b>23</b>
Frontage(metres): <b>15.24</b>	Full Baths: <b>3</b>	Zoning: <b>RS5</b>
Depth / Size: <b>121.5</b>	Half Baths: <b>1</b>	Gross Taxes: <b>\$11,925.56</b>
Lot Area (sq.ft.): <b>6,075.00</b>	Rear Yard Exp: <b>South</b>	For Tax Year: <b>2022</b>
Lot Area (acres): <b>0.14</b>	P.I.D.: <b>004-425-189</b>	Tax Inc. Utilities?: <b>No</b>
Flood Plain:		Tour: <b>Virtual Tour URL</b>
View: <b>Yes: Best Close in Water View</b>		
Complex/Subdiv: <b>Ambleside Sentinel Hill</b>		
First Nation Reserve:		
Services Connected: <b>Electricity, Natural Gas, Sanitary Sewer, Water</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

Style of Home: <b>2 Storey w/ Bsmt.</b>	Total Parking: <b>4</b>	Covered Parking: <b>2</b>	Parking Access: <b>Lane</b>
Construction: <b>Frame - Wood</b>	Parking: <b>Garage; Double</b>		
Exterior: <b>Wood</b>	Driveway Finish: <b>Asphalt</b>		
Foundation: <b>Concrete Perimeter</b>	Dist. to Public Transit: <b>3 blocks</b>	Dist. to School Bus: <b>3 blocks</b>	Land Lease Expiry Year:
Renovations: <b>Partly</b>	Title to Land: <b>Freehold NonStrata</b>		
# of Fireplaces: <b>2</b>	Property Disc.: <b>Yes</b>		
R.I. Fireplaces:	Fixtures Leased: <b>No</b>		
Fireplace Fuel: <b>Natural Gas</b>	Metered Water: <b>Yes</b>		
Fuel/Heating: <b>Forced Air, Natural Gas</b>	R.I. Plumbing:	Fixtures Rmvd: <b>No</b>	
Outdoor Area: <b>Balcny(s) Patio(s) Dck(s)</b>	Floor Finish: <b>Wall/Wall/Mixed</b>		
Type of Roof: <b>Wood</b>			

Legal: **LOT 8, BLOCK 9, PLAN VAP5663, DISTRICT LOT 237, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Central Location, Private Yard, Recreation Nearby, Shopping Nearby**

Features:

Finished Floor (Main):	1,298	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,096	Main	Foyer	7' x 6'	Below	Walk-In Closet	6'9 x 5'	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	13'6 x 12'2	Below	Storage	15' x 12'10	Main 2
Finished Floor (Below):	1,088	Main	Great Room	17'10 x 14'				Above 4
Finished Floor (Basement):	455	Main	Kitchen	13'6 x 14'0				Above 4
Finished Floor (Total):	3,937 sq. ft.	Main	Pantry	6'2 x 7'3				Below 4
Unfinished Floor:	0	Main	Laundry	8'10 x 6'4				
Grand Total:	3,937 sq. ft.	Above	Primary Bedroom	14'8 x 12'6				
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Walk-In Closet	13'8 x 7'6				
		Above	Bedroom	13'6 x 10'10				
		Above	Bedroom	13'6 x 10'10				
		Below	Recreation Room	15'6 x 13'8				
		Below	Gym	11'4 x 12'6				
		Below	Bedroom	12'9 x 10'9				

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>		
# of Kitchens: <b>1</b>	# of Rooms: <b>15</b>	ByLaw Restrictions:	

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

**Sausalito Lifestyle on the Hill above Ambleside Beach. Custom built Craftsman styled by top designer. 4 bedroom 3 level home features one of the best close-in water views in WV. Chef's kitchen with large island, walk-in pantry, curved eating nook, cozy family room with fireplace, spacious separate dining room for entertaining and a classic couple's escape den/office. French doors open to an incredible 520 sqft patio to enjoy jaw dropping views of the beach, harbour and Vancouver Island. 3 bedrooms up with cathedral ceilings. Mbdm w/ private sundeck and huge walk-in closet + 2 kids bdrms. Down perfect for kids with media + exercise room with level walk-out private yard, 4th bedroom and storage room, attached 2 car garage. Truly one of Ambleside's best properties on the market today.**