



Presented by:
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Active
R2057253

Board: V
 House/Single Family

1864 DUCHESS AVENUE

West Vancouver
 Ambleside
 V7V 1R1

Residential Detached

\$3,388,000 (LP)
 (SP)



Sold Date: Frontage (feet): **60.00** Original Price: **\$3,388,000**
 Depth / Size (ft.): **150** Bedrooms: **4** Approx. Year Built: **1932**
 Lot Area (sq.ft.): **9,000.00** Bathrooms: **2** Age: **84**
 Flood Plain: Full Baths: **1** Zoning: **SFD**
 Rear Yard Exp: Half Baths: **1** Gross Taxes: **\$5,585.08**
 Approval Req?: For Tax Year: **2015**
 If new, GST/HST inc?: Tax Inc. Utilities?:
 P.I.D.: **011-116-323**
 Tour:

View: **Yes: Ocean**
 Complex / Subdiv:
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: **2 Storey w/Bsmt.**
 Construction: **Frame - Wood**
 Exterior: **Stucco, Wood**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **2**
 Fireplace Fuel: **Gas - Natural, Wood**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Natural Gas**
 Outdoor Area: **Patio(s) & Deck(s)**
 Type of Roof: **Asphalt**

Reno. Year:
 R.I. Plumbing:
 R.I. Fireplaces:

Total Parking: Covered Parking: Parking Access:
 Parking: **Other**
 Dist. to Public Transit: Dist. to School Bus:
 Title to Land: **Freehold NonStrata**
 Seller's Interest: **Registered Owner**
 Property Disc.: **Yes**
 PAD Rental:
 Fixtures Leased: **No** :
 Fixtures Rmvd: :
 Floor Finish:

Legal: **PL VAP5610 LT 3 BLK 2 DL 775 LD 36**

Amenities:
 Site Influences:
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	19'9 x 15'5	Above	Bedroom	13'3 x 10'11			x
Main	Family Room	17'8 x 13'1	Below	Recreation	15'7 x 11'1			x
Main	Dining Room	18'11 x 10'3						x
Main	Eating Area	9'1 x 7'2						x
Main	Kitchen	13'2 x 9'0						x
Main	Bedroom	12'1 x 9'11						x
Main	Foyer	13'2 x 3'3						x
Above	Master Bedroom	13'3 x 8'11						x
Above	Walk-In Closet	7'5 x 4'11						x
Above	Bedroom	15'10 x 10'8						x

Finished Floor (Main):	1,399	# of Rooms:	12	Bath	1	Floor	Main	# of Pieces	2	Ensuite?	No	Outbuildings Barn: Workshop/Shed: Pool: Garage Sz: Door Height:
Finished Floor (Above):	759	# of Kitchens:	1	2	Above	4	No					
Finished Floor (Below):	246	# of Levels:	2	3								
Finished Floor (Basement):	0	Suite:		4								
Finished Floor (Total):	2,404 sq. ft.	Crawl/Bsmt. Height:		5								
Unfinished Floor:	570	Beds in Basement:	0	6								
Grand Total:	2,974 sq. ft.	Beds not in Basement:	4	7								
		Basement:	Part, Partly Finished	8								

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

Original Ambleside Character located in Memorial Park Enclave! Built in 1939, this unique and private neighbourhood enjoys access to walking trails, shopping and the seawall within minutes of your front door. 4 bedrooms, 3 levels, oversized 60 x 150 lot with ocean views. Meticulously maintained and updated over the years including newer kitchen and bathrooms. The living and dining room edition features vaulted ceilings, exposed beams and oozes with charm and character. First time offered in many years...a pleasure to view.