


Presented by:  
**Richard Tak**  
 Prudential Sussex Realty  
 Phone: 604-925-2911 Cell: 604-880-3556  
 Email: [rt@takrealtor.com](mailto:rt@takrealtor.com)  
 Website: [www.takrealtor.com](http://www.takrealtor.com)

West Vancouver, Ambleside Residential Detached  
**1107 DUCHESS AV, V7T 1H1** **MLS# V1029192** **Sold**



List Price: **\$2,888,000**    **Sold Price**    **\$2,800,000**    **Days on Market: 7**  
**Sold Date:**    **02-Oct-13**

Complex/Subdiv:

Frontage: <b>33.00 ft</b>	Bedrooms: <b>3</b>	PID: <b>027-340-678</b>
Depth/Size: <b>122</b>	Bathrooms: <b>4</b>	Type: <b>House/Single Family</b>
Lot Area SqFt: <b>0.00</b>	Full Baths: <b>3</b>	Approx Yr Blt: <b>2010</b>
Rear Yard Exp: <b>N</b>	Half Baths: <b>1</b>	Age at List Date: <b>3</b>
Meas Type: <b>Feet</b>	If New GST/HST Incl: <b>No</b>	Taxes: <b>\$6,930 (2012)</b>
Flood Plain: <b>No</b>	Zoning: <b>SFD</b>	

View: **Y - OCEAN**  
 Serv. Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: <b>2 Storey w/Bsmt.</b>	Total Parking: _____	Covered Parking: <b>2</b>
Construction: <b>Frame - Wood</b>	Parking Access: <b>Rear</b>	
Foundation: <b>Concrete Perimeter</b>	Parking Facilities: <b>Garage; Double</b>	
Exterior: <b>Stucco, Wood</b>		
Rainscreen: _____	R/I Plumbing: _____	Dist to School Bus: _____
Type of Roof: <b>Asphalt</b>	Dist to Public Trans: _____	Possession: <b>TBA</b>
Renovations: _____	Reno Year: _____	Title to Land: <b>Freehold NonStrata</b>
Flooring: <b>Hardwood</b>		Seller's Interest: <b>Registered Owner</b>
Water Supply: <b>City/Municipal</b>		Mortgage Info: <b>\$0</b>
Heat/Fuel: <b>Hot Water, Natural Gas</b>		
No. of Fireplaces: <b>4</b>	R/I Fireplaces: _____	Property Disclosure: <b>Y</b>
Fireplace Fuel: <b>Gas - Natural</b>		Out Buildings: <b>/Garage Sz: 20' X 19'10</b>
Outdoor Area: <b>Sundeck(s)</b>		
Pad Rental: _____		
Fixtures Leas: <b>N</b>		
Fixt Removed: _____		

Legal: **PL BCP33851 LT 2 BLK 7 DL 237 LD 36 GROUP 1.**

Amenities: \_\_\_\_\_

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

Features Incl: **Clothes Washer/Dryer/Fridge/Stove/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Above	Living Room	20'1 X 15'1	Bsmt	Media Room	19' X 11'2			X
Above	Kitchen	9'8 X 15'6			X			X
Above	Dining	11'7 X 12'3			X			X
Above	Family Room	12'4 X 12'8			X			X
Above	Eating Area	10'7 X 8'4			X			X
Main F.	Master Bedroom	12'7 X 17'7			X			X
Main F.	Bedroom	10'3 X 11'3			X			X
Bsmt	Recreation Room	20'5 X 19'			X			X
Bsmt	Kitchen	8'7 X 8'			X			
Bsmt	Bedroom	10'7 X 12'2			X			

<b>Floor Area (SqFt):</b>		<b>Bathrooms</b>
Main Floor Area SqFt: <b>880</b>	Total # Rooms: <b>11</b>	1 <b>5 Piece; Ensuite: Y; Level: Main F.</b>
Finished Floor Up SqFt: <b>1,129</b>	# Kitchens: <b>2</b>	2 <b>3 Piece; Ensuite: Y; Level: Main F.</b>
Finished Floor Down: <b>0</b>	Finished Levels: <b>3</b>	3 <b>2 Piece; Ensuite: N; Level: Above</b>
Finished Floor Bsmt SqFt: <b>1,383</b>	Crawl/Bsmt Height: _____	4 <b>3 Piece; Ensuite: N; Level: Bsmt</b>
Total Finished Floor SqFt: <b>3,392</b>	Basement Area: <b>None</b>	5 _____
		6 _____
Unfinished Floor: <b>0</b>	Suite: <b>Unauthorized Suite</b>	7 _____
Grand Total Floor Area: <b>3,392</b>		8 _____

Listing Broker(s): **Prudential Sussex Realty(WVan)**

**Extraordinary Ambleside contemporary home mindful, deliberate, exceptional. Fir cabinets, Caesar stone counters, Wolf gas cook top grace this chef's kitchen. Solid oak floors in the living room which flows through eclipse to 220 sf covered, + heated, + tiled deck with a city to Gulf Islands view.**