



## 1075 Duchess Avenue Offered at \$4,598,000

Some of West Vancouver's most incredible south westerly views are enjoyed from this gorgeous one owner 3,564 sq. ft. home. Situated on a private 6,060 sq. ft. property in prime Sentinel Hill / Ambleside. Offering a reverse plan to maximize the view, 4 bedrooms, 5 bathrooms and large decks for entertaining. This home is stunning with high ceilings, incredible quality and a contemporary style. Just minutes to Ambleside, Park Royal and transit. And the Views!!!



**ERIC CHRISTIANSEN**  
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2479 BELLEVUE AVE, WEST VANCOUVER, BC V7V 1E1




**Active**  
**R2677730**  
 Board: V  
 House/Single Family

**1075 DUCHESS AVENUE**

West Vancouver  
 Sentinel Hill  
 V7T 1G8

Residential Detached

**\$4,598,000** (LP)   
 (SP) 



Sold Date: If new, GST/HST inc?: Original Price: **\$4,598,000**  
 Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **2012**  
 Frontage(feet): **50.00** Bathrooms: **5** Age: **10**  
 Frontage(metres): **15.24** Full Baths: **4** Zoning: **RS5**  
 Depth / Size: **121.20 IRR** Half Baths: **1** Gross Taxes: **\$10,490.55**  
 Lot Area (sq.ft.): **6,060.00** Rear Yard Exp: **North** For Tax Year: **2021**  
 Lot Area (acres): **0.14** P.I.D.: **011-112-174** Tax Inc. Utilities?:  
 Flood Plain: Tour: **Virtual Tour URL**  
 View: **Yes: water and city views**  
 Complex/Subdiv:  
 Services Connected: **Electricity, Natural Gas, Water**

Sewer Type: Water Supply: **City/Municipal**

Style of Home: **3 Storey**  
 Construction: **Frame - Wood**  
 Exterior: **Stucco, Wood**  
 Foundation: **Concrete Perimeter**

Renovations:  
 # of Fireplaces: **2** R.I. Fireplaces:  
 Fireplace Fuel: **Natural Gas**  
 Fuel/Heating: **Forced Air, Natural Gas**  
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**  
 Type of Roof: **Metal**

Reno. Year:  
 Rain Screen:  
 Metered Water:  
 R.I. Plumbing:

Total Parking: **4** Covered Parking: **2** Parking Access: **Lane**  
 Parking: **Garage; Double**  
 Driveway Finish: **Paving Stone**  
 Dist. to Public Transit: **Near** Dist. to School Bus: **Near**  
 Title to Land: **Freehold NonStrata** Land Lease Expiry Year:  
 Property Disc.: **Yes**  
 Fixtures Leased: **No** :  
 Fixtures Rmvd: **No** :  
 Floor Finish: **Hardwood**

Legal: **LOT 21, BLOCK 8, PLAN VAP5622, DISTRICT LOT 237, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Air Cond./Central**

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

Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main):	1,308	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	955	Main	Master Bedroom	15'4 x 13'11	Below	Bedroom	14'1 x 9'10	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Walk-In Closet	10'7 x 5'5	Below	Laundry	8'7 x 8'5	Main 6
Finished Floor (Below):	1,301	Main	Bedroom	13'8 x 10'4			x	Main 3
Finished Floor (Basement):	0	Main	Bedroom	11'8 x 10'5			x	Main 3
Finished Floor (Total):	3,564sq. ft.	Main	Mud Room	5'6 x 5'1			x	Above 2
Unfinished Floor:	0	Main	Foyer	9'0 x 8'7			x	Below 3
Grand Total:	3,564sq. ft.	Above	Living Room	16'11 x 15'2			x	
		Above	Dining Room	18'9 x 10'3			x	
		Above	Kitchen	17'11 x 11'0			x	
		Above	Office	10'0 x 9'11			x	
		Below	Games Room	25'4 x 14'6			x	
		Below	Media Room	19'5 x 10'4			x	
		Below	Gym	13'4 x 10'0			x	

Suite:  
 Basement: **None**

Crawl/Bsmt. Height: # of Levels: **3**  
 # of Kitchens: **1** # of Rooms: **15**

Manuf Type:  
 MHR#:

Registered in MHR?:  
 CSA/BCE:

PAD Rental:  
 Maint. Fee:

Listing Broker(s): **Bellevue Realty Group**

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Full video tour at [www.ericchristiansen.com](http://www.ericchristiansen.com)

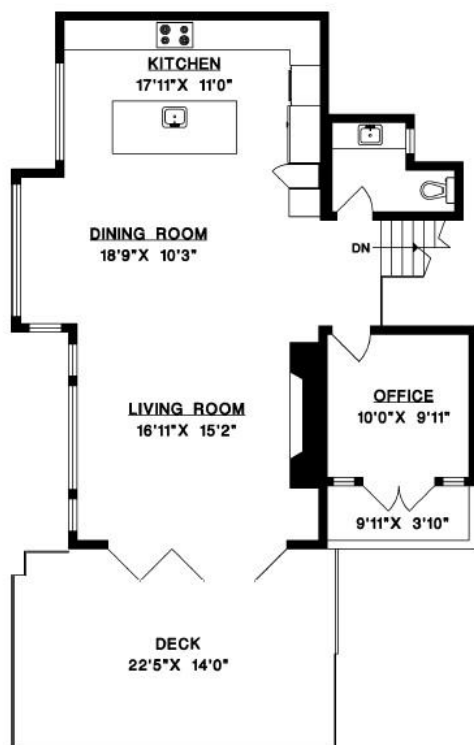
All information contained herein is deemed to be accurate but should not be relied upon without verification.



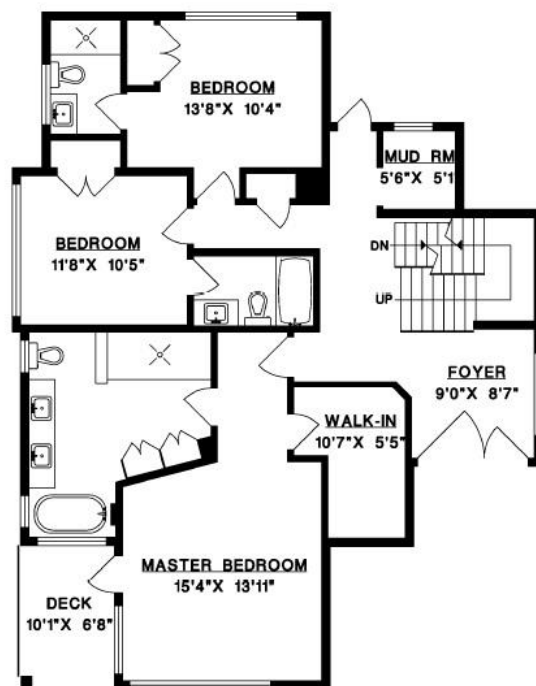
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UPPER FLOOR



MAIN FLOOR

1075 DUCHESS AVENUE  
WEST VANCOUVER

MAIN FLOOR	1,308 SQ.FT.
UPPER FLOOR	955 SQ.FT.
LOWER FLOOR	1,301 SQ.FT.
<b>TOTAL</b>	<b>3,564 SQ.FT.</b>
DECKS	432 SQ.FT.



LOWER FLOOR

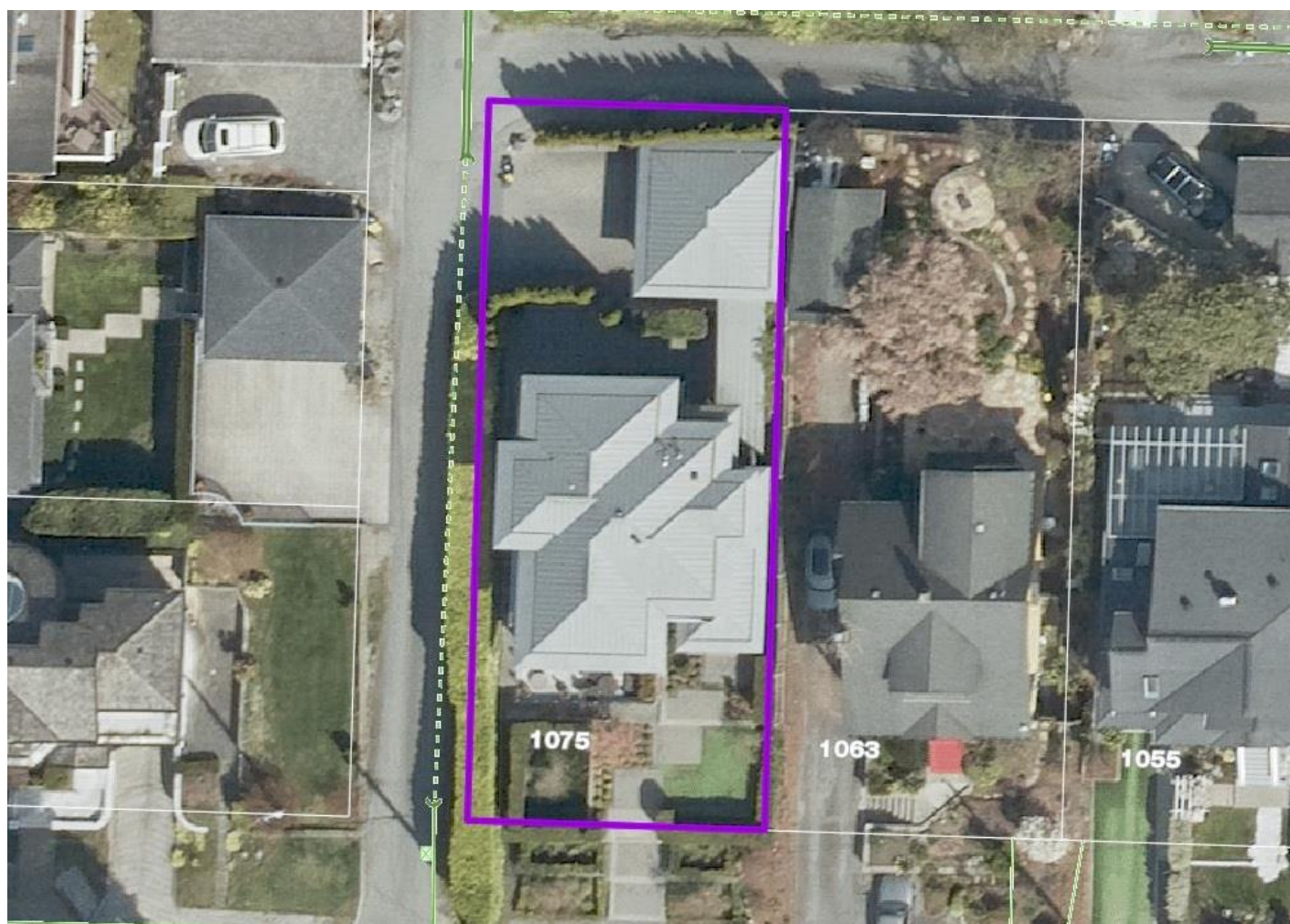
1' 6'  
SCALE



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