

#305 – 1730 Duchess Avenue \$619,000

Enjoy the open floor plan of this bright 854 sq. ft. one bedroom corner unit. Features include an updated kitchen with stone counter, hardwood floors and a sunny corner patio to enjoy the morning sun and water views. A well-managed co-operative in a prime location.



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

BELLEVUE Realty Group®

Active
R2683284

Board: V
Apartment/Condo

305 1730 DUCHESS AVENUE

West Vancouver
Ambleside
V7V 1P9

Residential Attached

\$619,000 (LP)(SP) 

Sold Date: _____ If new, GST/HST inc?: _____ Original Price: **\$639,000**
 Meas. Type: **Feet** Bedrooms: **1** Approx. Year Built: **1963**
 Frontage(feet): _____ Bathrooms: **1** Age: **59**
 Frontage(metres): _____ Full Baths: **1** Zoning: **RM2**
 Depth / Size (ft.): _____ Half Baths: **0** Gross Taxes: **\$0.00**
 Sq. Footage: **0.00** For Tax Year: **2021**
 Flood Plain: _____ P.I.D.: **800-153-801** Tax Inc. Utilities?:
 View: **Yes : peekaboo water and city views** Tour:
 Complex / Subdiv: **Wedgwood Terrace**
 Services Connctd: **Electricity, Natural Gas, Water**

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

Style of Home: **1 Storey, Corner Unit**
 Construction: **Concrete**
 Exterior: **Brick, Concrete**
 Foundation: **Concrete Perimeter**

Renovations: _____
 # of Fireplaces: **0** R.I. Fireplaces: _____
 Fireplace Fuel: _____
 Fuel/Heating: **Baseboard, Hot Water**
 Outdoor Area: **Balcony(s)**
 Type of Roof: **Tar & Gravel**

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

Total Parking: **2** Covered Parking: **1** Parking Access: **Lane**
 Parking: **Carport; Single**
 Dist. to Public Transit: **Near** Dist. to School Bus: **Near**
 Title to Land: **Shares in Co-operative**
 Property Disc.: **Yes**
 Fixtures Leased: **No** :
 Fixtures Rmvd: **No** :
 Floor Finish: **Wall/Wall/Mixed**

Legal: **LOT 5, BLOCK K, PLAN VAP4140, DISTRICT LOT 775, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Elevator, Pool; Outdoor, Shared Laundry**

Site Influences: **Central Location, Cul-de-Sac, Recreation Nearby, Shopping Nearby, Ski Hill Nearby**
 Features: **Dishwasher, Refrigerator, Stove**

Finished Floor (Main): 854 Finished Floor (Above): 0 Finished Floor (AbvMain2): 0 Finished Floor (Below): 0 Finished Floor (Basement): 0 Finished Floor (Total): 854 sq. ft. Unfinished Floor: 0 Grand Total: 854 sq. ft.	Units in Development: 31 Exposure: _____ Mgmt. Co's Name: C&C Property Group Maint Fee: \$682.13 Maint Fee Includes: Garbage Pickup, Gardening, Heat, Hot Water, Management, Sewer, Taxes, Water	Tot Units in Strata: _____ Locker: _____ Storeys in Building: 7 Mgmt. Co's #: 604-987-9040 Council/Park Apprv?: _____
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Suite: _____
 Basement: **None**
 Crawl/Bsmt. Ht: _____ # of Levels: **1**
 # of Kitchens: **1** # of Rooms: **5**

Bylaws Restrictions: **Age Restrictions, Pets Allowed w/Rest., Rentals Not Allowed, Smoking Restrictions**
 Restricted Age: **19+** # of Pets: **1** Cats: **Yes** Dogs: **No**
 # or % of Rentals Allowed: _____
 Short Term(<1yr)Rnt/Lse Alwd?: _____
 Short Term Lse-Details: _____

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	17'2 x 13'6			x	1	Main	4	No
Main	Dining Room	13'6 x 8'10			x	2			
Main	Kitchen	10'1 x 7'5			x	3			
Main	Bedroom	15'6 x 10'9			x	4			
Main	Foyer	8'5 x 3'8			x	5			
		x			x	6			
		x			x	7			
		x			x	8			

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

Full video tour at www.ericchristiansen.com

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



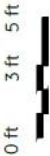
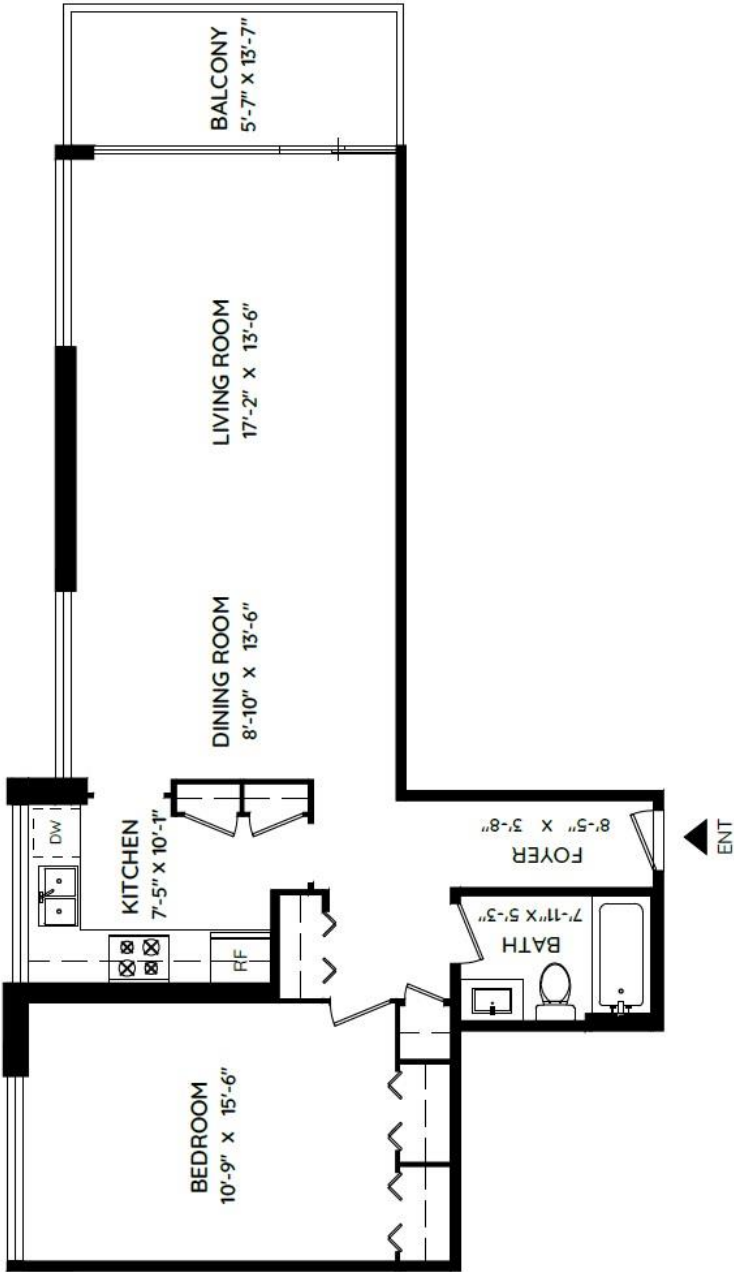
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LIVING AREA	854 SQ.FT.
BALCONY	83 SQ.FT.
CEILING HEIGHT	8'-0"



The floor plan and the measurements are approximate within +/- 2% and are to be used for advertising usage only. May include unfinished area not suitable for architecture or construction. ESO Inc.



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