

**Behroyan & Associates Real Estate
Services Ltd.**

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**1495 Clyde Avenue
West Vancouver, BC
V7T 1E9**

640 Duchess Avenue, West Vancouver, BC, V7T 1G7, Canada

MLS®# R2002660

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Property Value	\$1,788,000
Type	House
Style	1 1/2 Storey
Year Built	1965
Taxes	4196 (2015)
Living Area	3,187 sq.ft.
Lot Size Area	10,914 sq.ft.
Bedrooms	3
Bathrooms	4 full

Description

Fantastic location, close to Park Royal, walking distance to shops and 10 minutes drive to downtown. Updated, move in ready residence with great Stanley Park and city views. Flat level property with 1 covered parking and additional parking. Garden in your back yard great for entertaining and pet friendly. Updated kitchen with top of the line s/s appliances, granite counters, hardwood floors. Top floor 3 bedrooms and large master bedroom and ensuite. Main Floor large living room and dining area, two gas fireplaces, family room, laundry room and kitchen. Walk out to the lovely gardens with huge patios and enjoy the sunny south private fenced level backyard. Newer roof lots of updates, make this appointment now.