

Behroyan & Associates Real Estate  
Services Ltd.

Phone:  
Mobile: 604-716-0005  
Fax: 604-281-3343  
Email: naz@behroyan.ca

1495 Clyde Avenue  
West Vancouver, BC  
V7T 1E9

968 DUCHESS AVENUE, West Vancouver, BC, V7T 1G9, Canada

MLS®# R2852252



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Property Value	\$3,188,000
Type	1/2 Duplex
Basement	Fully Finished
Parking	2 Car Garage
Year Built	2015
Taxes	\$6,303.43
Living Area	3,105 sq.ft.
Lot Frontage	193 ft
Lot Depth	219 ft
Lot Size Area	12,142.00
Bedrooms	3
Bathrooms	4 full & 1 half

## Description

An impressive built duplex offering 3,105sqft of luxurious living. This stunning home features a modern posh theme and unparalleled quality. The main level offers a spectacular open floor plan, high ceilings, floor-ceiling windows to maximize the amount of natural light. Gourmet kitchen features high-end Miele appliances, vertical teak cabinets and Marmara marble countertops. Amble up magnificently custom built real solid white oak stairs to 3 bedrooms and 3 bathrooms. Master suite features highend Italian tile, spacious walk-in closet and ensuite with a soaker tub. Lower level can be used as potential rental income as it is a legal suite with a separate kitchen and washer/dryer. Walking distance to Park Royal, Ambleside Beach and the Village!



