

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

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

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

MLS®# R2852282



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Property Value	\$3,258,000
Type	1/2 Duplex
Basement	Fully Finished
Parking	2 Car Garage
Year Built	2015
Taxes	\$6,759.53
Living Area	3,529 sq.ft.
Lot Frontage	193 ft
Lot Depth	219 ft
Lot Size Area	12,142.00
Bedrooms	4
Bathrooms	4 full & 1 half

Description

LUXURIOUS BUILT DUPLEX. True quality built with high end finishings such as Miele appliances, energy efficient heating system, built in surround sound in ceiling, Marmara marble counter tops, vertical grain teak cabinets in kitchen and large recreation room making entertaining guests a breeze with a ready home theatre. Master suite features high end Italian tiles, 2 enormous walk-in closets, ensuite with his & her sinks and a large soaker tub. This spectacular residence not only features an open floor plan, but also features floor to ceiling windows, south facing allowing for ample amount of natural light but also features a beautiful yard and is walking distance to Park Royal, Ambleside beach and the Village!



