

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

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

**968 Duchess Avenue, West Vancouver, BC, V7T 1G9, Canada**

**MLS®# R2305262**



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<b>Property Value</b>	\$2,748,000
<b>Type</b>	Duplex
<b>Style</b>	2 Storey w/Bsmt.
<b>Basement</b>	Fully Finished
<b>Parking</b>	2 Car Garage
<b>Year Built</b>	2015
<b>Taxes</b>	\$6368.43 (2018)
<b>Living Area</b>	3,105 sq.ft.
<b>Lot Depth</b>	219 ft
<b>Lot Size Area</b>	12,142 sq.ft.
<b>Bedrooms</b>	3
<b>Bathrooms</b>	5 full

### Description

An impressive built duplex offering 3,105 sqft 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 & 3 baths. Master suite features high end Italian tile, spacious walk-in closet and ensuite with soaker tub. Lower level can be used as potential rental income as it is a legal suite with separate kitchen & W/D. Walking distance to Park Royal, Ambleside Beach & the Village!



