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