

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

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

**201 1390 Duchess Avenue, West Vancouver, BC, V7T 1H6, Canada**

**MLS®# R2201517**



<b>Property Value</b>	\$598,000
<b>Type</b>	Condo
<b>Style</b>	Corner Unit
<b>Year Built</b>	1975
<b>Taxes</b>	\$1307.00 (2017)
<b>Living Area</b>	831 sq.ft.
<b>Bedroom</b>	1
<b>Bathroom</b>	1 full
<b>Maintenance Fee</b>	\$429.00/mo

### Description

Sunny South facing unit, with some wonderful water, UBC, Ocean, & treed private VIEWS!!! This concrete 9 storey building, corner large one bedroom, over 830 sf, with huge over sized outdoor fresh air balcony, not included in measurements.

Tastefully updated, & move in ready or renovate. Great place to call home or use as a pied-a-terre. Amazing unit, extra large bedroom & 4 piece ensuite, with walk in closet & lots of space. Unit includes 5 appliances including in-suite laundry, good size kitchen, dining, and living room area. Pet friendly, 1 smaller dog &/or 1 cat, age restriction 55 years, 1 person must be over 55.

Covered one parking & 1 locker. Great building and wonderful central location, just walk to your favourite places in Ambleside, beach, seawall, shops, Park Royal. Easy to show.



