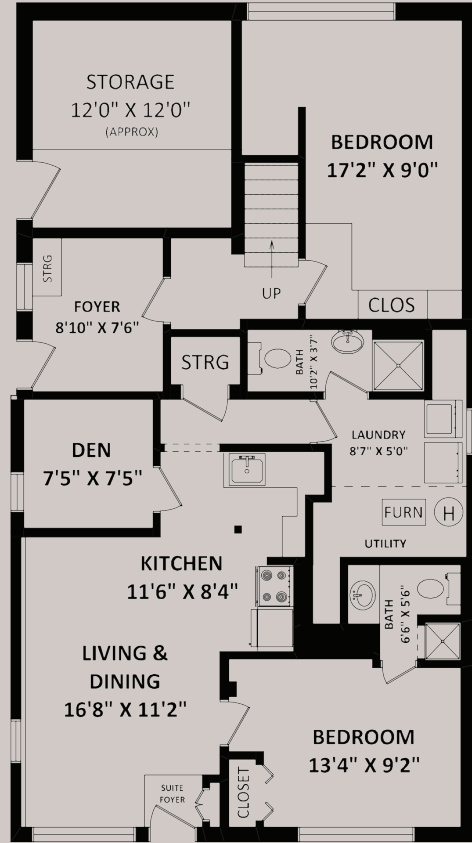
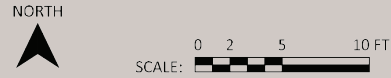


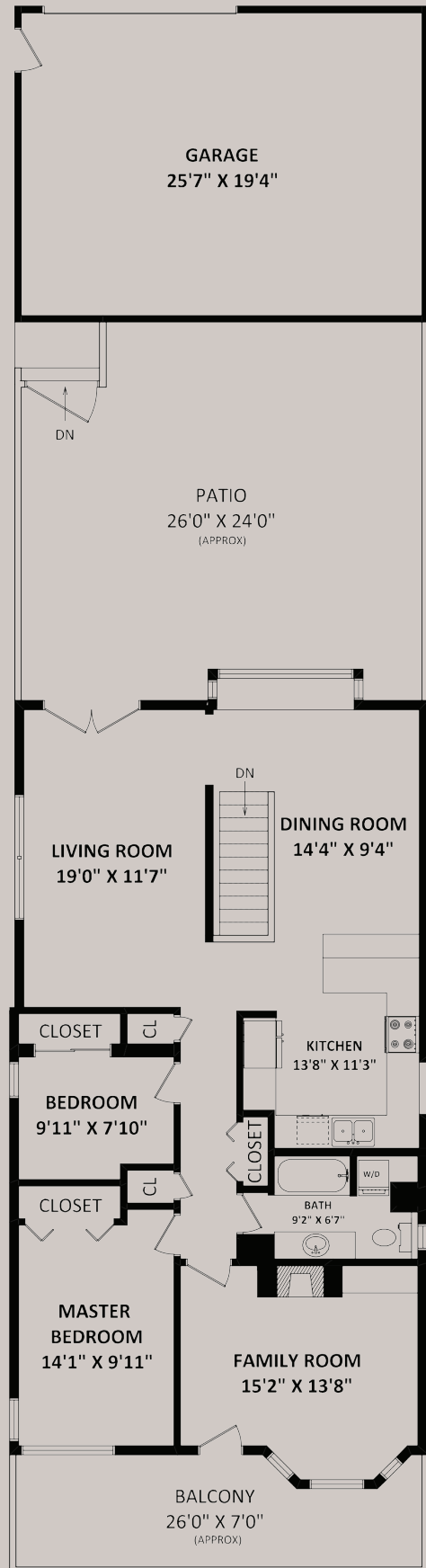
TOTAL FINISHED AREA: 2442 SQ.FT.

OTHER AREA(S)

GARAGE:	548 SQ.FT.
PATIO:	598 SQ.FT.*
BALCONY:	187 SQ.FT.*
STORAGE:	160 SQ.FT.*



LOWER FLOOR: 1124 SQ.FT.



MAIN FLOOR: 1318 SQ.FT.

Welcome to

1143 Duchess Avenue, West Vancouver




KIM TAYLOR
Your best move.

Kim Taylor, B.B.A.
604.315.2645
kim@kimtaylorhomes.com

Facebook: facebook.com/kimtaylorhomes
Twitter: twitter.com/kimtaylorhomes

kimtaylorhomes.com



This version of the floorplan is for marketing purposes only.
Please contact Kim Taylor for specifications: (604) 315-2645



ROYAL LEPAGE SUSSEX - 2407 Marine Drive, West Vancouver BC V7V 1L3
Not intended to solicit currently listed properties or buyers under contract. The above information is from sources believed reliable, however, no responsibility is assumed for the accuracy of this information.





1143 Duchess Avenue, West Vancouver

Stunning water views pan Lions Gate to Jericho and beyond from this beautiful residence sitting on the high side of one of Ambleside's most sought-after streets. This immaculately maintained 4 (or 5) bdrm/3 bath home features bright, open-layout kitchen, dining and living areas that flow onto an inviting 600 sf deck complete with gazebo – an entertainers dream! Updates include new kitchen, bathroom, deck, flooring, all windows, roof and furnace. Huge 550 sf detached garage/workshop with lane access. Tons of storage. Downstairs easily accommodates a separate one bed + den/2 bath in-law suite. Walk to all that Park Royal and Ambleside have to offer – shops, restaurants, beach, seawall. Move in, rent it out, or realize all the potential with a complete redevelopment.



Lot	4026 ft ²
Year Built	1940
Style	2 Story
Bedrooms	4
Bathrooms	3
Size	2442 ft ²

For more photos and a virtual tour, please visit: www.kimtaylorhomes.com



KIM TAYLOR
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