



Presented by:  
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West Vancouver, Ambleside **MLS# V1122387** Residential Attached  
**# 601 1427 DUCHESS AV, V7T 1H7** **Active**



List Price: \$988,000 Previous Price: Original Price: \$988,000

Subdiv/Complex: PACIFIC HORIZONS

Frontage:	Approx Yr Bld:	1987	PID:	010-879-986
Depth/Size:			Type:	Apartment/Condo
Lot SqFt:	0	Age at List Date:	28	Zoning:
Exposure:	S	Bedrooms:	2	Taxes:
Stories in Bldg:	7	Bathrooms:	2	If New GST/HST Incl:
Flood Plain:		Full Baths:	2	Tax Incl Utils:
Meas. Type:	Feet	Half Baths:	0	Apprvl Req:
Fixtures Lsd:	N			
Fixt Removed:	N			
View:	Y - STUNNING VIEWS FROM NEARLY EVERY ROOM			

Style of Home:	Corner Unit, Upper Unit	Total Parking:	1	Covered Parking:	1
Construction:	Concrete	Parking Access:	Front		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage Underbuilding		
Exterior:	Mixed				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Tar & Gravel				
Renovations:		Dist to Public Trans:	1 BLOCK	Dist to School/Bus:	2 BLOCKS
Flooring:	Mixed	Units in Development:		Total Units in Strata:	
Water Supply:	City/Municipal	Locker:	Yes		
Heat/Fuel:	Electric, Natural Gas	Possession:	FLEXIBLE		
No. of Fireplaces:	1	Title to Land:	Freehold Strata		
Fireplace Fuel:	Gas - Natural	Seller's Interest:	Estate Sale		
Outdoor Area:	Balcony(s), Rooftop Deck	Mortgage Info:	\$0		
		Property Disclosure:	N - Executor never lived on property		
Mngmt Co:	GOLDSTREAM PROPERTIES	Bylaw Restrictions:	Age Restrictions, Pets Not Allowed, Rentals Not Allowed / Age: 19+		
Mngmt Ph:	604-988-0321	Maint Fee:	\$526.93		

Maint Charge Incl: Cable/Satellite, Gardening, Garbage Pickup, Management, Gas

Legal: PL VAS2135 LT 12 DL 237 LD 36 GROUP 1, TOGETHER WITH AN INTEREST IN THE COMMONPROPERTY IN PROPORT

Amenities: Guest Suite, In Suite Laundry, Rooftop Deck, Elevator

Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW, Drapes/Window Coverings, Fireplace Insert, Garage Door Opener

Site Influences: Central Location, Marina Nearby, Recreation Nearby, Shopping Nearby, Adult Oriented, Golf Course Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	18'1 X 13'						
Main F.	Dining	12'4 X 10'8						
Main F.	Kitchen	11'9 X 11'7						
Main F.	Study	9'10 X 5'8						
Main F.	Master Bedroom	15'6 X 10'8						
Main F.	Bedroom	11'3 X 10'7						
Main F.	Foyer	9' X 8'3						

<b>Floor Area (SqFt):</b>	<b>Total # Rooms:</b>	7	<b>Bathrooms</b>
Finished Floor Area Main:	1,250	Finished Levels:	1
Finished Floor Area Up:	0	Basement Area:	None
Finished Floor Area Down:	0		
Finished Floor Area Bsmt:	0	Bsmt Height:	4
Total Finished Floor Area:	1,250	Restricted Age:	19 +
		# Pets / Cats; Dogs: / Cats: No; Dogs: No	6
Unfinished Floor Area:	0	# or % Rentals:	0
Grand Total Floor Area:	1,250		8

Listing Broker(s): (1) Royal LePage Sussex (WVan)

An incredibly rare opportunity awaits you at this immaculate 6th floor view property at Pacific Horizons. This very well maintained building separates itself from the rest with only two large units per floor that span the entire length of the building offering complete 180\* views that stretch from Vancouver Island, UBC, Lions Gate Bridge, Sentinel Hill, and Cypress Mountain. Add floor to ceiling windows, a large 110 square foot balcony, a fantastic floor plan, and the perfect Ambleside location all combine to make this one special. Call listing agent for details. Open Thursday May 14th 10am-12pm and Sunday May 17th 2-4pm.