

# 1155 Duchess Avenue, West Vancouver

\$3,198,000



Custom Contemporary home by architect David Poskitt, w/breathtaking ocean & coastal views, south-facing ppty in Lower Ambleside. Exceptional quality & construction & immaculately mntned. 3,472sf on 3 lvls, travertine tile flrs, island ktchn w/brkfst bar, quartz countrs, s/s Wolf & Sub-Zero appl's, Wenge cabinets, Grt Rm w/media cntr & dng rm w/vaulted ceilings all open to o/d covered lounge, fire pit & views. Feat.s 4 bdrms incl mstr w/priv balcony, spa-like ensuite w/ stm shwr, twl wrmr & walk-in clst, guest bdrm & 5 bthrms. Down is full lvl walk-out w/ rec/ games rm or grnd lvl grdn suite - gym, 2 guest bdrms, lndry & strge. Also feat 2-car grge w/ BMW Lvl 2 electric car chrgr, new h/w boilr, Ctrl 4 w/ tch scrn intercom, new skylts, & 2-yr new roof. Walk to parks, beaches & all amenities!

## KEY INFORMATION

MLS® R2497244

Residential Detached

Ambleside

4 Bedrooms

5 Bathrooms

3,472 SF

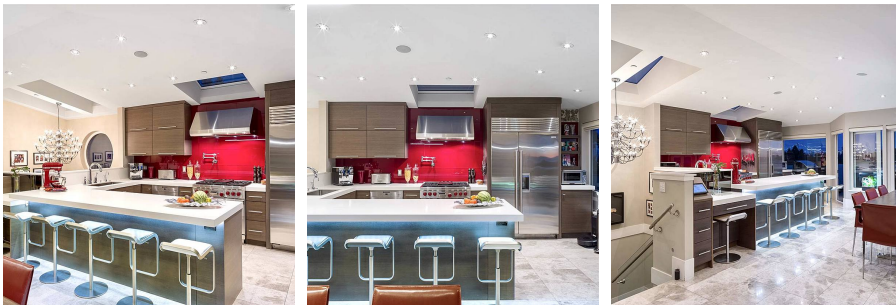
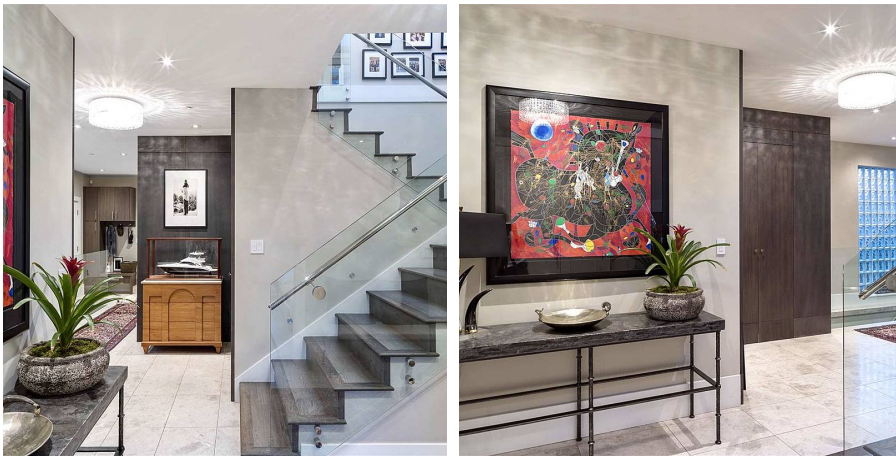
4,026 SF Lot

## FEATURES

Year Built: 2009

Views: Ocean, Bridge, City, Mountains

Listed By: rennie & associates realty ltd.



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