



ERIC CHRISTIANSEN
West Vancouver Real Estate

tel. 604-312-9999



#407-1355 Bellevue Avenue Offered at \$ 5,990,000

This absolutely gorgeous 2,426 sq. ft. corner unit will blow you away from the moment you enter the home. From the custom millwork and luxurious appliances to the spa inspired bathrooms and massive 2,000 sq. ft. plus decks, this apartment has it all. Offering 2 bedrooms and flex den, power blinds, hardwood floors, private 2 car parking with huge storage room and panoramic views from Stanley Park and the ocean to the north shore mountains. This is truly a special home in West Vancouver's landmark Grosvenor Building. Enjoy 24 hour concierge, shopping and being just steps from the beach and seawall.

Angell Hasman & Associates (Eric Christiansen) Realty Ltd
#203 -1544 Marine Drive, West Vancouver, BC V7V 1H8
email: eric@ericchristiansen.com



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Active **407 1355 BELLEVUE AVENUE** Residential Attached
R2509760 West Vancouver **\$5,990,000 (LP)**
 Board: V Ambleside (SP) **M**
 Apartment/Condo V7T 0B4



Sold Date: Frontage (feet): Original Price: **\$6,498,000**
 Meas. Type: **Feet** Frontage (metres): Approx. Year Built: **2018**
 Depth / Size (ft.): Bedrooms: **2** Age: **3**
 Lot Area (sq.ft.): **0.00** Bathrooms: **3** Zoning: **CD50**
 Flood Plain: Full Baths: **2** Gross Taxes: **\$14,965.13**
 Council Apprv?: Half Baths: **1** For Tax Year: **2020**
 Exposure: Maint. Fee: **\$2,014.89** Tax Inc. Utilities?:
 If new, GST/HST inc?: P.I.D.: **030-339-847**
 Mgmt. Co's Name: **Tribe Management** Tour: **Virtual Tour URL**
 Mgmt. Co's Phone: **604-343-2601**
 View: **Yes: water, mountain, Stanley Park**
 Complex / Subdiv: **Grosvenor Ambleside**
 Services Connected: **Electricity, Natural Gas, Water**
 Sewer Type:

Style of Home: 1 Storey, Corner Unit	Total Parking: 2	Covered Parking: 2	Parking Access: Front
Construction: Concrete	Parking: Garage Underbuilding, Garage; Double, Visitor Parking		
Exterior: Concrete, Glass			Locker: Y
Foundation: Concrete Perimeter	Reno. Year:	Dist. to Public Transit: Near	Dist. to School Bus: Near
Rain Screen:	R.I. Plumbing:	Units in Development:	Total Units in Strata:
Renovations:	Metered Water:	Title to Land: Freehold Strata	
Water Supply: City/Municipal	R.I. Fireplaces:	Property Disc.: Yes	
Fireplace Fuel: Electric	# of Fireplaces: 1	Fixtures Leased: No	
Fuel/Heating: Forced Air		Fixtures Rmvd: No	
Outdoor Area: Balcny(s) Patio(s) Dck(s)		Floor Finish: Hardwood, Tile	
Type of Roof: Other			

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Gas, Heat, Hot Water, Management, Recreation Facility, Sewer, Water**
 Legal: **STRATA LOT 33, PLAN EPS4754, DISTRICT LOT 237, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **Air Cond./Central, Elevator, Exercise Centre, In Suite Laundry, Storage, Concierge**

Site Influences: **Central Location, Marina Nearby, Recreation Nearby, Shopping Nearby, Ski Hill Nearby**
 Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	29'9 x 15'6			x			x
Main	Dining Room	13'10 x 9'4			x			x
Main	Kitchen	17'4 x 9'4			x			x
Main	Den	13'10 x 8'10			x			x
Main	Master Bedroom	15'7 x 15'4			x			x
Main	Walk-In Closet	11'4 x 11'0			x			x
Main	Bedroom	13'5 x 10'11			x			x
Main	Laundry	9'1 x 6'9			x			x
Main	Foyer	16'7 x 8'0			x			x
Main	Storage	8'6 x 4'5			x			x

Finished Floor (Main): 2,426	# of Rooms: 10	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	Crawl/Bsmt. Height:			1	Main	2	No	Barn:
Finished Floor (Below): 0	Restricted Age:			2	Main	3	Yes	Workshop/Shed:
Finished Floor (Basement): 0	# of Pets: 2	Cats: Yes	Dogs: Yes	3	Main	5	Yes	Pool:
Finished Floor (Total): 2,426 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaws: Pets Allowed w/Rest., Rentals Allwd w/Restrctns			5				Grg Dr Ht:
Unfinished Floor: 0	Basement: None			6				
Grand Total: 2,426 sq. ft.				7				
				8				

Listing Broker(s): **Angell, Hasman & Associates (Eric Christiansen) Realty Ltd.**

Full video tour at www.ericchristiansen.com

All information contained herein is deemed to be accurate but should not be relied upon without verification.

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#407 - 1355 BELLEVUE AVENUE
WEST VANCOUVER

TOTAL 2,426 SQ.FT.
DECK 2,020 SQ.FT.

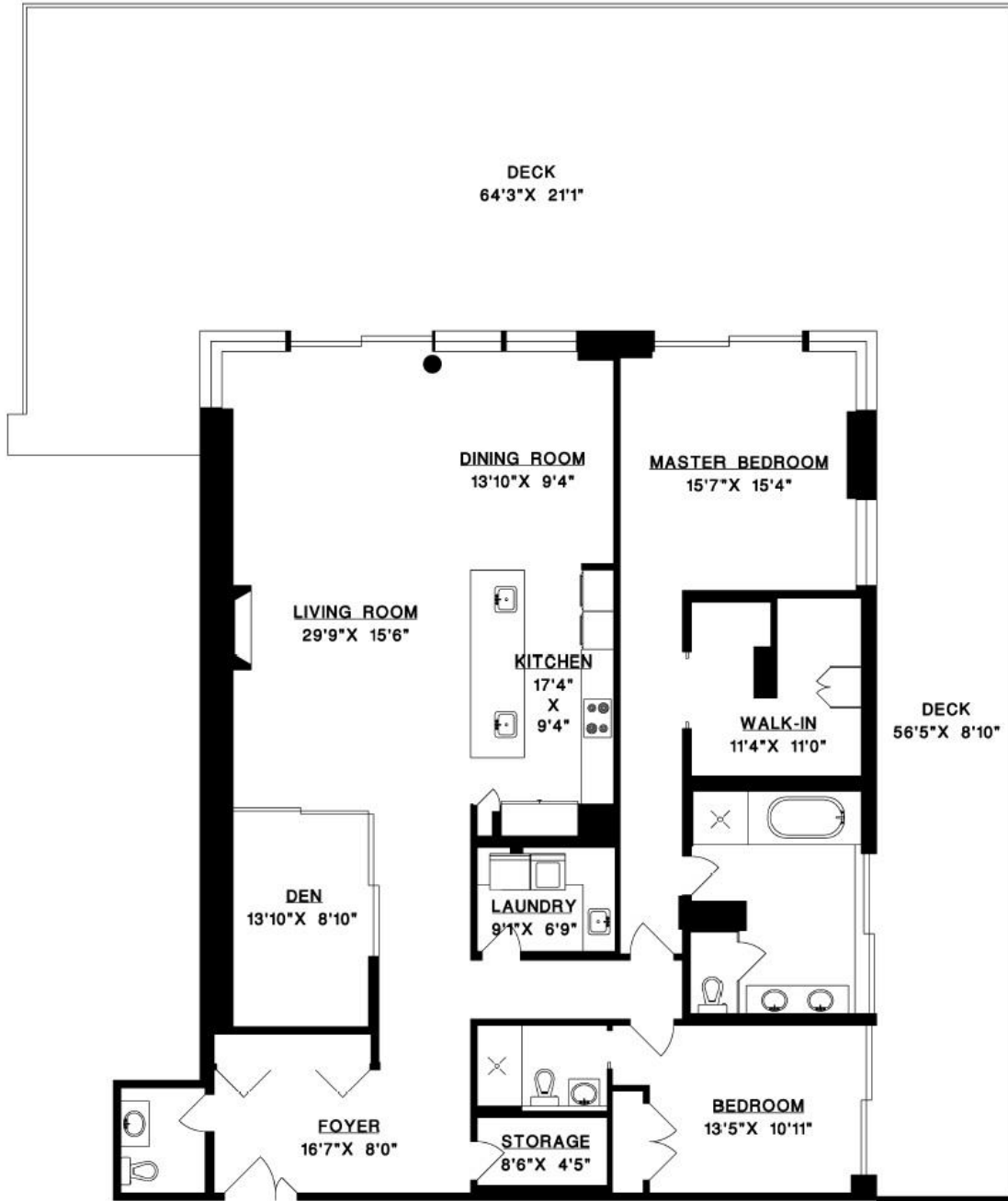


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ANGELL HASMAN & ASSOC. (ERIC CHRISTIANSEN) REALTY LTD.
WEST VANCOUVER'S TOP SELLING AGENT EVERY YEAR SINCE 2003.*

MOBILE 604.312.9999

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1" = 6'
SCALE

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