



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



Active		407 1355 BELLEVUE AVENUE			Residential Attached																																			
R2560315		West Vancouver Ambleside V7T 0B4			\$5,990,000 (LP) (SP)																																			
Board: V Apartment/Condo																																								
		Sold Date: Meas. Type: Feet Depth / Size (ft.): Lot Area (sq.ft.): 0.00 Flood Plain: Council Apprv?: Exposure: If new, GST/HST inc?:		Frontage (feet): Frontage (metres): Bedrooms: 2 Bathrooms: 3 Full Baths: 2 Half Baths: 1 Maint. Fee: \$1,836.74		Original Price: \$5,990,000 Approx. Year Built: 2018 Age: 3 Zoning: CD50 Gross Taxes: \$14,965.13 For Tax Year: 2020 Tax Inc. Utilities?: P.I.D.: 030-339-847 Tour: Virtual Tour URL																																		
		Mgmt. Co's Name: Tribe Management 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 Construction: Concrete Exterior: Concrete, Glass Foundation: Concrete Perimeter Rain Screen: Renovations: Water Supply: City/Municipal Fireplace Fuel: Electric Fuel/Heating: Forced Air Outdoor Area: Balcny(s) Patio(s) Dck(s) Type of Roof: Other		Reno. Year: R.I. Plumbing: Metered Water: R.I. Fireplaces: # of Fireplaces: 1		Total Parking: 2 Covered Parking: 2 Parking Access: Front Parking: Garage Underbuilding, Garage; Double, Visitor Parking Locker: Y Dist. to Public Transit: Near Units in Development: 98 Title to Land: Freehold Strata Property Disc.: Yes Fixtures Leased: No : Fixtures Rmvd: No : Floor Finish: Hardwood, Tile		Dist. to School Bus: Near Total Units in Strata: 98																																		
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																																								
<table border="1"> <thead> <tr> <th>Floor</th> <th>Type</th> <th>Dimensions</th> </tr> </thead> <tbody> <tr><td>Main</td><td>Living Room</td><td>29'9 x 15'6</td></tr> <tr><td>Main</td><td>Dining Room</td><td>13'10 x 9'4</td></tr> <tr><td>Main</td><td>Kitchen</td><td>17'4 x 9'4</td></tr> <tr><td>Main</td><td>Den</td><td>13'10 x 8'10</td></tr> <tr><td>Main</td><td>Master Bedroom</td><td>15'7 x 15'4</td></tr> <tr><td>Main</td><td>Walk-In Closet</td><td>11'4 x 11'0</td></tr> <tr><td>Main</td><td>Bedroom</td><td>13'5 x 10'11</td></tr> <tr><td>Main</td><td>Laundry</td><td>9'1 x 6'9</td></tr> <tr><td>Main</td><td>Foyer</td><td>16'7 x 8'0</td></tr> <tr><td>Main</td><td>Storage</td><td>8'6 x 4'5</td></tr> </tbody> </table>		Floor	Type	Dimensions	Main	Living Room	29'9 x 15'6	Main	Dining Room	13'10 x 9'4	Main	Kitchen	17'4 x 9'4	Main	Den	13'10 x 8'10	Main	Master Bedroom	15'7 x 15'4	Main	Walk-In Closet	11'4 x 11'0	Main	Bedroom	13'5 x 10'11	Main	Laundry	9'1 x 6'9	Main	Foyer	16'7 x 8'0	Main	Storage	8'6 x 4'5						
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Finished Floor (Main): 2,426 Finished Floor (Above): 0 Finished Floor (Below): 0 Finished Floor (Basement): 0 Finished Floor (Total): 2,426 sq. ft. Unfinished Floor: 0 Grand Total: 2,426 sq. ft.		# of Rooms: 10 # of Kitchens: 1 # of Levels: 1 Crawl/Bsmt. Height: Restricted Age: # of Pets: 2 Cats: Yes Dogs: Yes # or % of Rentals Allowed: Bylaws: Pets Allowed w/Rest., Rentals Allwd w/Restrctns Basement: None		Bath 1 Main 2 No 2 Main 3 Yes 3 Main 5 Yes 4 5 6 7 8		Outbuildings Barn: Workshop/Shed: Pool: Garage Sz: Grg Dr Ht:																																		
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.



#407 - 1355 BELLEVUE AVENUE
WEST VANCOUVER

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

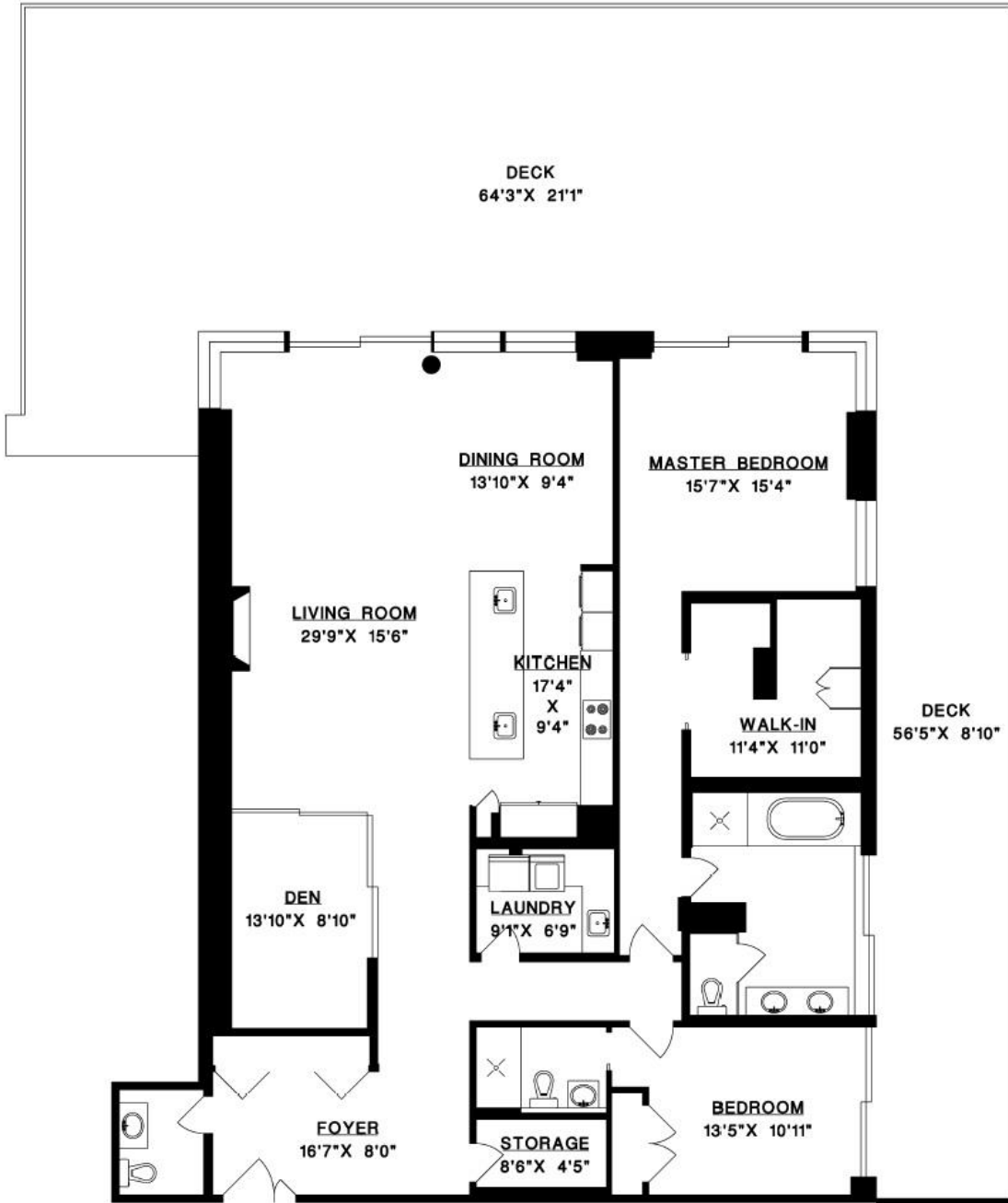


ERIC CHRISTIANSEN

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

MOBILE 604.312.9999

www.ericchristiansen.com | eric@ericchristiansen.com



1" = 6'
SCALE