



## 2508 Nelson Avenue Offered at \$1,750,000

Incredible opportunity to build your dream home in Dundarave on this charming Creekside property. This 65' x 132', 8,580 sq. ft. property is steps to the shops and restaurants in Dundarave Village, seawall and beach. The home is not livable in its current state. Features of this corner property on Nelson and 25th include a bright exposure to morning's sun and a level building envelope. Please call for more details.



**ERIC CHRISTIANSEN**  
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**604-312-9999**

2479 BELLEVUE AVE, WEST VANCOUVER, BC V7V 1E1



**Active**  
**R2747578**  
 Board: V  
 House/Single Family

**2508 NELSON AVENUE**

West Vancouver  
 Dundarave  
 V7V 2R6

Residential Detached

**\$1,750,000** (LP)(SP) 

Sold Date: \_\_\_\_\_ If new, GST/HST inc?: \_\_\_\_\_ Original Price: **\$1,998,000**  
 Meas. Type: **Feet** Bedrooms: **1** Approx. Year Built: **1943**  
 Frontage(feet): **65.00** Bathrooms: **2** Age: **80**  
 Frontage(metres): **19.81** Full Baths: **1** Zoning: **RS4**  
 Depth / Size: **132** Half Baths: **1** Gross Taxes: **\$5,908.10**  
 Lot Area (sq.ft.): **8,580.00** Rear Yard Exp: **South** For Tax Year: **2021**  
 Lot Area (acres): **0.20** P.I.D.: **013-950-452** Tax Inc. Utilities?: \_\_\_\_\_  
 Flood Plain: \_\_\_\_\_ Tour: \_\_\_\_\_  
 View: **Yes: peekaboo water view**  
 Complex/Subdiv: \_\_\_\_\_  
 First Nation Reserve: \_\_\_\_\_  
 Services Connected: **Electricity, Natural Gas, Water**  
 Sewer Type: \_\_\_\_\_ Water Supply: **City/Municipal**

Style of Home: **2 Storey**  
 Construction: **Frame - Wood**  
 Exterior: **Stucco**  
 Foundation: **Concrete Perimeter**

Renovations: \_\_\_\_\_  
 # of Fireplaces: **2** R.I. Fireplaces: \_\_\_\_\_  
 Fireplace Fuel: **Wood**  
 Fuel/Heating: **Forced Air, Natural Gas**  
 Outdoor Area: **Patio(s)**  
 Type of Roof: **Asphalt**

Reno. Year: \_\_\_\_\_  
 Rain Screen: \_\_\_\_\_  
 Metered Water: \_\_\_\_\_  
 R.I. Plumbing: \_\_\_\_\_

Total Parking: **2** Covered Parking: **0** Parking Access: **Front**  
 Parking: **Open**  
 Driveway Finish: **Asphalt**  
 Dist. to Public Transit: **Near** Dist. to School Bus: **Near**  
 Title to Land: **Freehold NonStrata** Land Lease Expiry Year: \_\_\_\_\_  
 Property Disc.: **Yes**  
 Fixtures Leased: **No** : \_\_\_\_\_  
 Fixtures Rmvd: \_\_\_\_\_ : \_\_\_\_\_  
 Floor Finish: \_\_\_\_\_

Legal: **LOT 11, BLOCK 11, PLAN VAP2261, DISTRICT LOT 555, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby, Ski Hill Nearby**

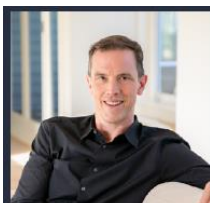
Features:

Finished Floor (Main):	720	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	0'0 x 0'0			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	0'0 x 0'0			x	Main 3
Finished Floor (Below):	720	Main	Kitchen	0'0 x 0'0			x	Below 2
Finished Floor (Basement):	0	Main	Bedroom	0'0 x 0'0			x	
Finished Floor (Total):	1,440sq. ft.	Below	Family Room	0'0 x 0'0			x	
Unfinished Floor:	0	Below	Kitchen	0'0 x 0'0			x	
Grand Total:	1,440sq. ft.	Below	Storage	0'0 x 0'0			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Utility	0'0 x 0'0			x	
Suite:							x	
Basement:None							x	
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:		Registered in MHR?:		PAD Rental:		
# of Kitchens: 2	# of Rooms: 8	MHR#:		CSA/BCE:		Maint. Fee:		
		ByLaw Restrictions:						

Listing Broker(s): **Bellevue Realty Group**

Full video tour at [www.ericchristiansen.com](http://www.ericchristiansen.com)

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

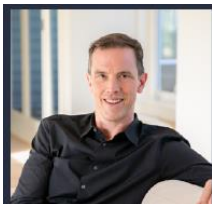


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