



#201 – 2471 Bellevue Avenue Offered at \$2,298,000



RARE 2,074 sq.ft., 2 bedroom apartment in the heart of Dundarave. A rare offering at Ocean Park with massive decks, expansive views and east facing skylights to capture the morning sun. Oversized rooms make this apartment feel like a detached home with formal living and dining, plus family room and breakfast nook off the kitchen. The location is exceptional, just steps from the seawall and Dundarave Village. An incredible opportunity in West Vancouver's finest neighbourhoods.



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2479 BELLEVUE AVE, WEST VANCOUVER, BC V7V 1E1

BELLEVUE Realty Group®

Active
R2767214
 Board: V
 Apartment/Condo

201 2471 BELLEVUE AVENUE

West Vancouver
 Dundarave
 V7V 1E1

Residential Attached

\$2,298,000 (LP)(SP) 

Sold Date: If new, GST/HST inc?: Original Price: **\$2,298,000**
 Meas. Type: **Feet** Bedrooms: **2** Approx. Year Built: **1986**
 Frontage(feet): Bathrooms: **3** Age: **37**
 Frontage(metres): Full Baths: **2** Zoning: **C4**
 Depth / Size (ft.): Half Baths: **1** Gross Taxes: **\$5,360.48**
 Sq. Footage: **0.00** For Tax Year: **2022**
 Flood Plain: P.I.D.: **002-973-502** Tax Inc. Utilities?:
 View: **Yes : city and water views** Tour: **Virtual Tour URL**
 Complex / Subdiv: **Ocean Park**
 First Nation
 Services Connctd: **Electricity, Natural Gas, Water**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **1 Storey**
 Construction: **Frame - Wood**
 Exterior: **Stucco**
 Foundation: **Concrete Perimeter**

Renovations:
 # of Fireplaces: **2** R.I. Fireplaces:
 Fireplace Fuel: **Electric, Wood**
 Fuel/Heating: **Baseboard, Electric**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
 Type of Roof: **Torch-On**

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

Total Parking: **2** Covered Parking: **2** Parking Access: **Front**
 Parking: **Garage Underbuilding**
 Dist. to Public Transit: **Near** Dist. to School Bus: **Near**
 Title to Land: **Freehold Strata**
 Property Disc.: **Yes**
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Wall/Wall/Mixed**

Legal: **STRATA LOT 8, PLAN VAS1502, DISTRICT LOT 555, 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 1**

Amenities: **Elevator, In Suite Laundry, Storage**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby, Ski Hill Nearby**
 Features: **CltHwsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main): **2,074**
 Finished Floor (Above): **0**
 Finished Floor (AbvMain2): **0**
 Finished Floor (Below): **0**
 Finished Floor (Basement): **0**
 Finished Floor (Total): **2,074 sq. ft.**
 Unfinished Floor: **0**
 Grand Total: **2,074 sq. ft.**

Units in Development: **17**
 Exposure:
 Mgmt. Co's Name: **C&C Property Group Ltd.**
 Maint Fee: **\$1,060.98**
 Maint Fee Includes: **Garbage Pickup, Gardening, Management, Sewer, Water**

Tot Units in Strata: **17** Locker: **Yes**
 Storeys in Building: **4**
 Mgmt. Co's #: **604-987-9040**
 Council/Park Apprv?:

Suite:
 Basement: **None**
 Crawl/Bsmt. Ht: **# of Levels: 1**
 # of Kitchens: **1** # of Rooms: **10**

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allwd w/Restrctns**
 Restricted Age: # of Pets: **1** Cats: **Yes** Dogs: **Yes**
 # or % of Rentals Allowed:
 Short Term(<1yr)Rnt/Lse Alwd?: **No**
 Short Term Lse-Details:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	21'8" x 15'0"	Main	Laundry	9'0" x 3'7"	1	Main	5	Yes
Main	Dining Room	15'3" x 12'4"	Main	Storage	7'11" x 4'4"	2	Main	4	Yes
Main	Kitchen	13'11" x 10'11"			x	3	Main	2	No
Main	Family Room	15'8" x 8'2"			x	4			
Main	Nook	18'7" x 8'11"			x	5			
Main	Primary Bedroom	16'4" x 13'7"			x	6			
Main	Walk-In Closet	5'6" x 4'9"			x	7			
Main	Bedroom	11'11" x 11'0"			x	8			

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

Full video tour at www.ericchristiansen.com

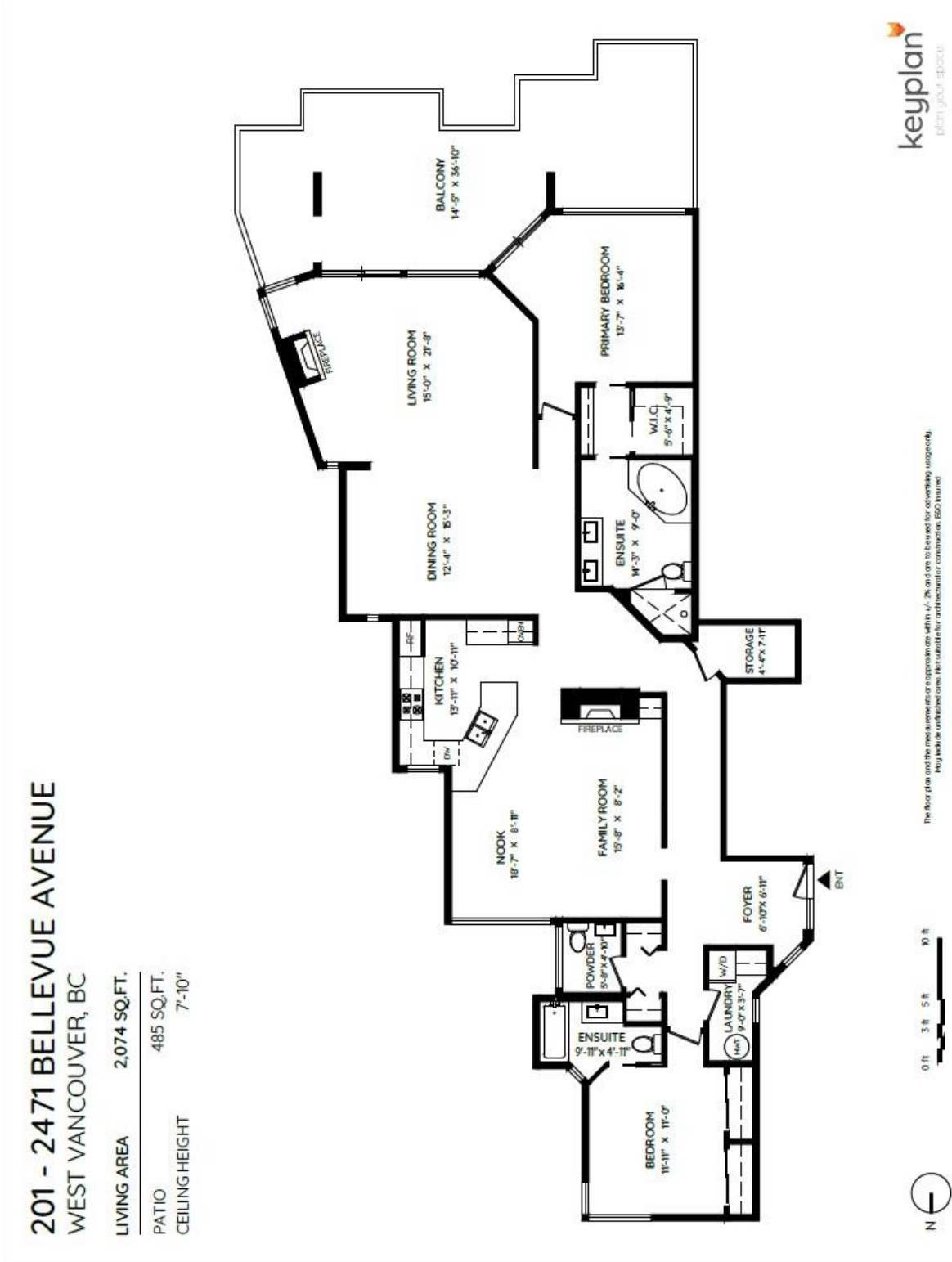
All information contained herein is deemed to be accurate but should not be relied upon without verification.



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