


M1 – 2280 Bellevue Avenue Offered at \$2,997,000

Spectacular views from this luxurious completely renovated waterfront residence with massive garden terrace and balconies. Soaring ceilings, stunning master craftsmanship and top quality finishings create a lifestyle like no other! This exquisitely designed 2 bedroom and den possesses large open entertaining and dining areas to be generous in scale and intimate in comfort. A sensational kitchen with Miele, Sub Zero and Fisher Paykel for the discerning. Additional features include Control 4, steam shower, automated blinds and media system. Definitely one of the most unique and sensational waterfront residences.



ERIC CHRISTIANSEN
GROUP
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2479 BELLEVUE AVE, WEST VANCOUVER, BC V7V 1E1

Active R2879904 Board: V Apartment/Condo	M1 2280 BELLEVUE AVENUE West Vancouver Dundarave V7V 1C6	Residential Attached \$2,997,000 (LP) (SP)
	Sold Date: Meas. Type: Feet Frontage(feet): Frontage(metres): Depth / Size (ft.): Sq. Footage: 0.00 Flood Plain: View: Complex / Subdiv: Regatta Pointe First Nation: Services Connctd: Electricity, Natural Gas, Water Sewer Type: City/Municipal	If new,GST/HST inc?: Bedrooms: 2 Bathrooms: 2 Full Baths: 2 Half Baths: 0 P.I.D.: 014-610-841 Yes :spectacular ocean and city Regatta Pointe City/Municipal Water Supply: City/Municipal
Original Price: \$2,997,000 Approx. Year Built: 1989 Age: 35 Zoning: RM1 Gross Taxes: \$5,365.06 For Tax Year: 2023 Tax Inc. Utilities?: Tour:	Style of Home: Corner Unit Construction: Concrete Exterior: Stucco Foundation: Concrete Perimeter Renovations: Completely # of Fireplaces: 0 R.I. Fireplaces: Fireplace Fuel: Fuel/Heating: Baseboard, Electric Outdoor Area: Balcny(s) Patio(s) Dck(s) Type of Roof: Metal	Total Parking: 2 Covered Parking: 2 Parking Access: Front Parking: Garage; Underground, Visitor Parking 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: Hardwood, Tile
Legal: PL VAS2467 LT 2 DL 554 LD 36, PART E 1/2, GROUP 1, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE.		
Amenities: In Suite Laundry, Pool; Outdoor, Recreation Center, Sauna/Steam Room		
Site Influences: Central Location, Recreation Nearby, Shopping Nearby, Waterfront Property Features: ClthWsh/Dryr/Frdg/Stve/DW, Microwave, Oven - Built In, Wine Cooler		
Finished Floor (Main): 1,138 Finished Floor (Above): 0 Finished Floor (AbvMain2): 0 Finished Floor (Below): 0 Finished Floor (Basement): 0 Finished Floor (Total): 1,138 sq. ft. Unfinished Floor: 0 Grand Total: 1,138 sq. ft.	Units in Development: 36 Exposure: Mgmt. Co's Name: Stratawest Management Ltd. Maint Fee: \$758.90 Maint Fee Includes: Caretaker, Garbage Pickup, Gardening, Gas, Hot Water, Management, Recreation Facility	Tot Units in Strata: Locker: Yes Stores in Building: 13 Mgmt. Co's #: 604-904-9595 Council/Park Apprv?:
Suite: Basement: None Crawl/Bsmt. Ht: # of Levels: 1 # of Kitchens: 1 # of Rooms: 6	Bylaws Restrictions: Pets Not Allowed, Rentals Allwd w/Restrctns Restricted Age: # or % of Rentals Allowed: Short Term (<1yr)Rnt/Lse Alwd?: No Short Term Lse-Details:	# of Pets: Cats: Dogs:
Floor Type Dimensions Main Living Room 14'5 x 11'4 Main Dining Room 13'10 x 9'11 Main Kitchen 15'7 x 9'2 Main Primary Bedroom 13'4 x 10'8 Main Bedroom 10'8 x 9'7 Main Foyer 8'5 x 6'0 x x	Floor Type Dimensions x x x x x x x x	Bath Floor # of Pieces Ensuite? 1 Main 4 Yes 2 Main 3 No 3 4 5 6 7 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.



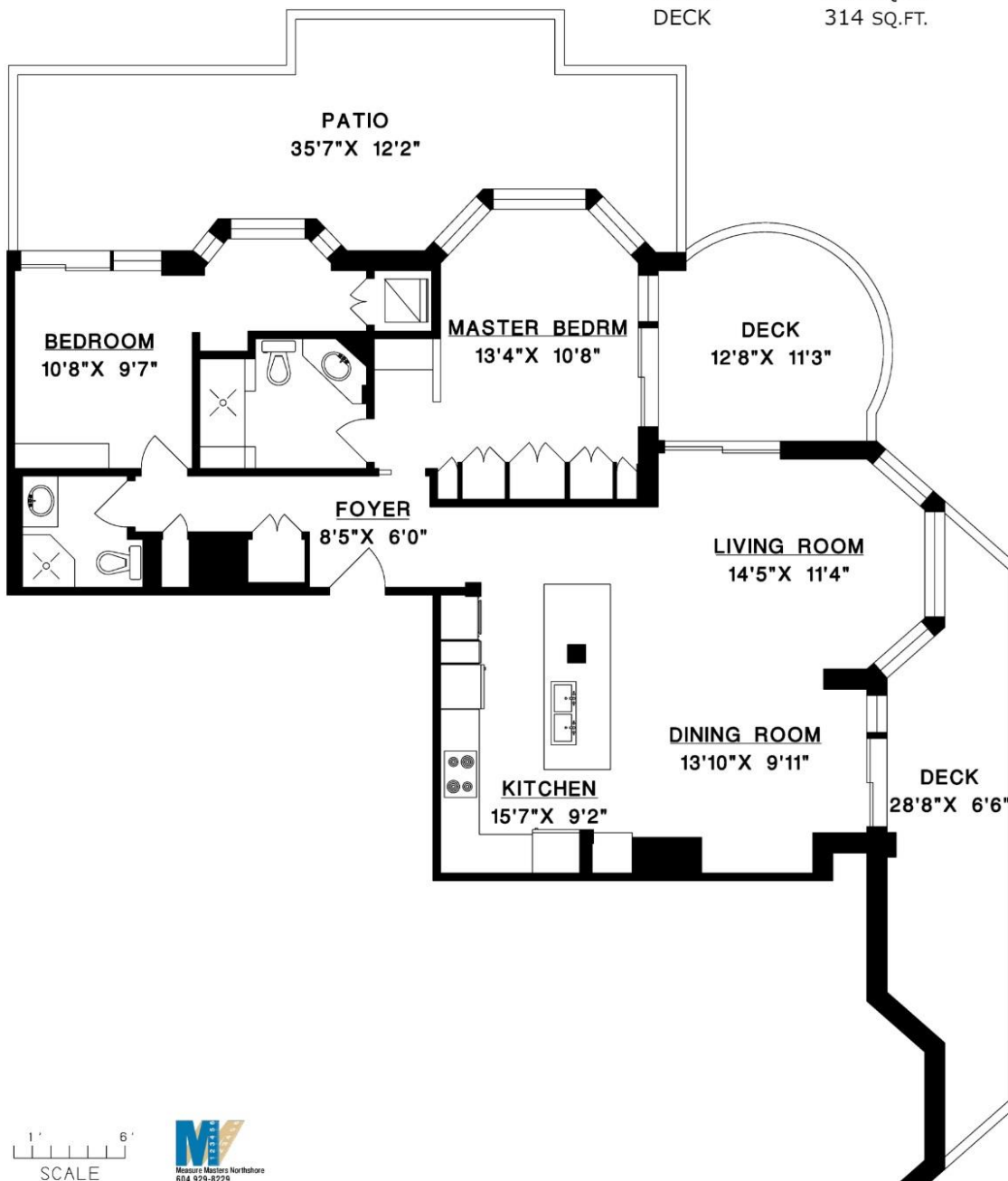
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BRG

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WEST VANCOUVER

TOTAL	1,138 SQ.FT.
PATIO	360 SQ.FT.
DECK	314 SQ.FT.



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