



#203 – 150 24th Street Offered at \$2,198,000

Incredibly rare opportunity to own a south and north facing double unit at the Seastrand on the West Vancouver Seawall. A bachelor suite and 2-bedroom suite were joined to create this incredible 2 bedroom, 2.5-bathroom, 1,448 sq. ft. apartment. This second-floor unit overlooks the sun-drenched swimming pool and has spectacular 180 degree south facing views from all the main room and picturesque mountain views from the 2 bedrooms. One of only 2 buildings in West Vancouver on the waterfront side of the train tracks. Beautifully renovated with permits in 2006. Bonus of 2 parking spaces and 2 storage lockers.



ERIC CHRISTIANSEN
eric@ericchristiansen.com

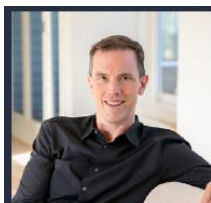
604-312-9999

2479 BELLEVUE AVE, WEST VANCOUVER, BC V7V 1E1

Active R3092450 Board: V Apartment/Condo	203 150 24TH STREET West Vancouver Dundarave V7V 4G8	Residential Attached \$2,198,000 (LP) (SP) 																																																																																													
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Style of Home: 1 Storey Construction: Concrete Exterior: Concrete Foundation: Concrete Perimeter Renovations: Partly # of Fireplaces: R.I. Fireplaces: Fireplace Fuel: Fuel/Heating: Baseboard, Electric, Hot Water Outdoor Area: Balcony(s) Type of Roof: Other	Total Parking: 2 Covered Parking: 1 Parking Access: Front Parking: Garage Underbuilding, Open, Visitor Parking Dist. to Public Transit: Near Dist. to School Bus: Near Title to Land: Freehold Strata Property Disc.: No Fixtures Leased: : Fixtures Rmvd: : Floor Finish: Hardwood, Tile																																																																																														
Legal: STRATA LOT 13 & 14, PLAN VAS840, DISTRICT LOT 554, NEW WESTMINSTER LAND DISTRICT, & DL 3156, 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: Club House, Elevator, Guest Suite, Pool; Outdoor, Shared Laundry, Storage Site Influences: Central Location, Cul-de-Sac, Recreation Nearby, Shopping Nearby, Ski Hill Nearby, Waterfront Property Features: Dishwasher, Microwave, Refrigerator, Stove																																																																																															
Finished Floor (Main): 1,448 Finished Floor (Above): 0 Finished Floor (AbvMain2): 0 Finished Floor (Below): 0 Finished Floor (Basement): 0 Finished Floor (Total): 1,448 sq. ft. Unfinished Floor: 0 Grand Total: 1,448 sq. ft. Suite: Basement: None Crawl/Bsmt. Ht.: # of Kitchens: 1	Units in Development: Exposure: South Mgmt. Co's Name: Wynford Group Maint Fee: \$1,225.95 Maint Fee Includes: Caretaker, Garbage Pickup, Gardening, Heat, Hot Water, Management, Recreation Facility, Snow removal Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allwd w/Restrctns Restricted Age: # or % of Rentals Allowed: Short Term(<1yr)Rnt/Lse Alwd?: No Short Term Lse-Details:	Tot Units in Strata: 112 Locker: Yes Storeys in Building: 16 Mgmt. Co's #: 604-261-0285 Council/Park Apprv?: # of Pets: 1 Cats: Yes Dogs: # of Levels: 1 # of Rooms: 10																																																																																													
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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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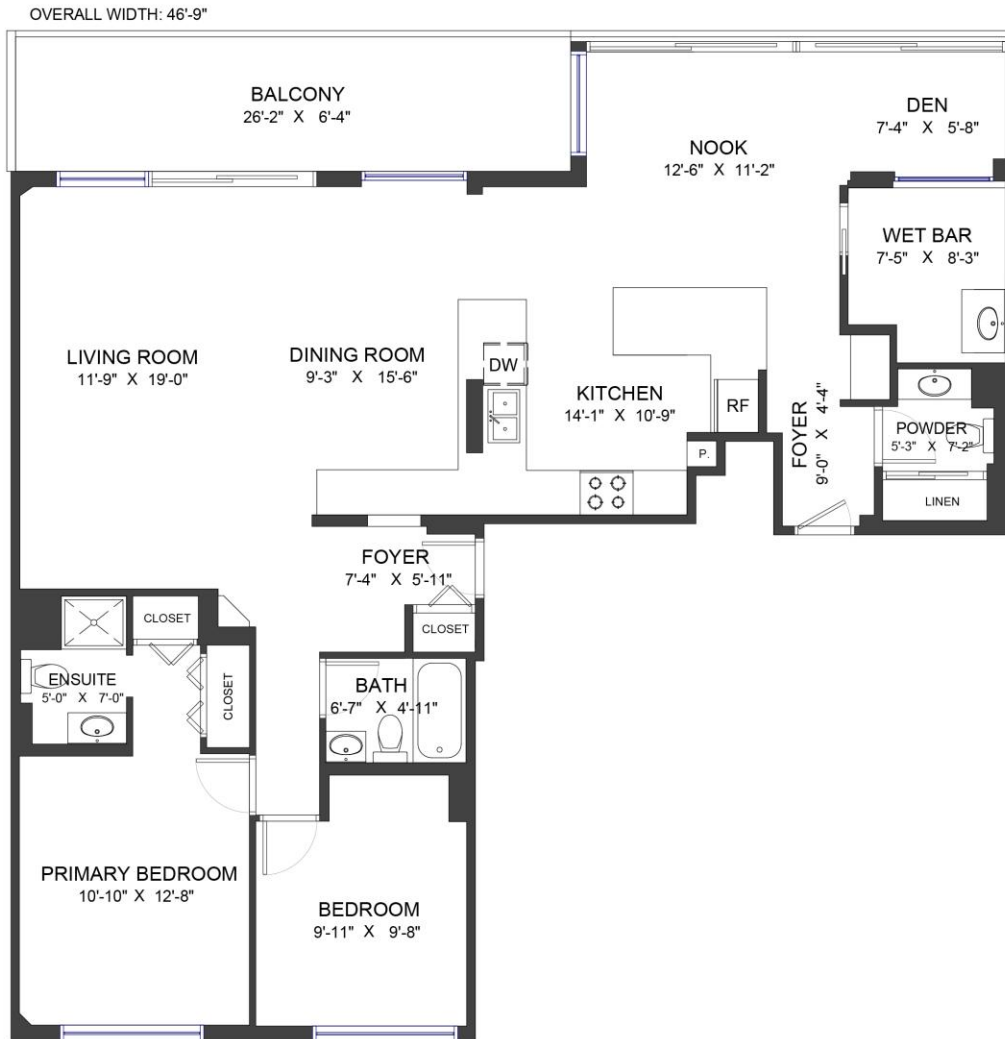
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BRG

203 150 24th Street
West Vancouver

LIVING AREA	1,448 SF
BALCONY	178 SF
CEILING HEIGHT	8'



Valid Until: February 19, 2026

All dimensions are approximate and not suitable for architectural/construction use.
This is for marketing purposes only. The measurements are approximate within +/- 2%, E&O insured.
Total square footage might be kept consistent with strata plan. It might include unfinished area.
We have no guarantee or warranty of the degree of room titles. Area is calculated per ANSI Z765-2003 method.

Uplan.ca



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