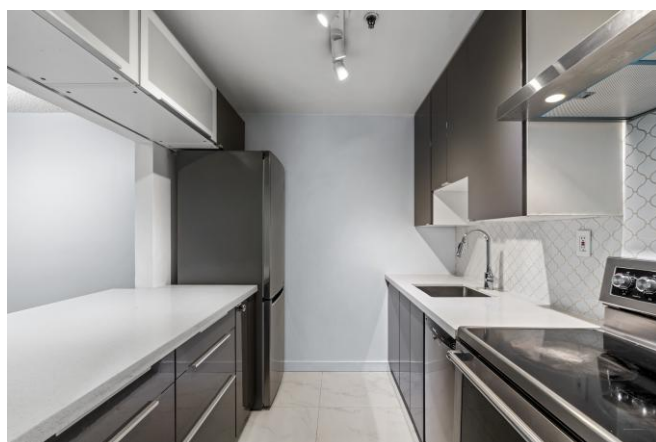




#101 – 2119 Bellevue Avenue Offered at \$648,000

Embrace the West Vancouver lifestyle from your own private garden oasis. Just steps from the seawall, Dundarave and Ambleside, this charming 2 bedroom, 1 bathroom ground floor home offers 757 sq. ft. of effortless living. Step outside from your home to enjoy your private patio and garden - a peaceful retreat for morning coffee, summer evenings and relaxed entertaining. With convenient walk out access and no stairs or elevator to navigate, making everyday living wonderfully easy. A rare opportunity to enjoy privacy, outdoor space and the best of West Vancouver right at your doorstep.



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Active R3159907 Board: V Apartment/Condo		101 2119 BELLEVUE AVENUE West Vancouver Dundarave V7V 1C2		Residential Attached \$648,000 (LP) (SP) M																																																																																											
		Sold Date: Meas. Type: Feet Frontage(feet): Frontage(metres): Depth / Size (ft.): Sq. Footage: 0.00 Flood Plain: View: No Complex / Subdiv: Bellevue Gardens First Nation Services Connctd: Electricity, Natural Gas, Water Sewer Type: City/Municipal		If new,GST/HST inc?: Bedrooms: 2 Bathrooms: 1 Full Baths: 1 Half Baths: 0 P.I.D.: 002-464-951 Original Price: \$648,000 Approx. Year Built: 1978 Age: 48 Zoning: CD70 Gross Taxes: \$2,085.38 For Tax Year: 2026 Tax Inc. Utilities?: Tour:																																																																																											
Style of Home: Corner Unit, Ground Level Unit Construction: Frame - Wood Exterior: Wood Foundation: Concrete Perimeter Renovations: # of Fireplaces: R.I. Fireplaces: Fireplace Fuel: Fuel/Heating: Baseboard, Electric Outdoor Area: Patio(s) Type of Roof: Torch-On		Total Parking: 1 Covered Parking: 1 Parking Access: Front Parking: Garage Underbuilding Dist. to Public Transit: Near Dist. to School Bus: Near Title to Land: Freehold Strata Property Disc.: No Fixtures Leased: No Fixtures Rmvd: No Floor Finish: Laminate, Tile		Legal: STRATA LOT 1, PLAN VAS538, DISTRICT LOT 775, 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 OR V, AS APPROPRIATE Amenities: Elevator, Garden, Shared Laundry, Storage Site Influences: Central Location, Recreation Nearby, Shopping Nearby, Ski Hill Nearby Features: Dishwasher, Refrigerator, Stove																																																																																											
Finished Floor (Main): 757 Finished Floor (Above): 0 Finished Floor (AbvMain2): 0 Finished Floor (Below): 0 Finished Floor (Basement): 0 Finished Floor (Total): 757 sq. ft. Unfinished Floor: 0 Grand Total: 757 sq. ft.		Units in Development: Exposure: Mgmt. Co's Name: Poseidon Property Management Maint Fee: \$731.76 Maint Fee Includes: Garbage Pickup, Gardening, Management		Tot Units in Strata: 27 Locker: Yes Storeys in Building: 4 Mgmt. Co's #: 778-382-1150 Council/Park Apprv?:																																																																																											
Suite: Basement: None Crawl/Bsmt. Ht: # of Kitchens: 1		Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allwd w/Restrctns Restricted Age: # or % of Rentals Allowed: Short Term(<1yr)Rnt/Lse Alwd?: Yes Short Term Lse-Details: Per Municipal Bylaws		# of Pets: 1 Cats: Yes Dogs: Yes																																																																																											
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Full video tour at www.ericchristiansen.com

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



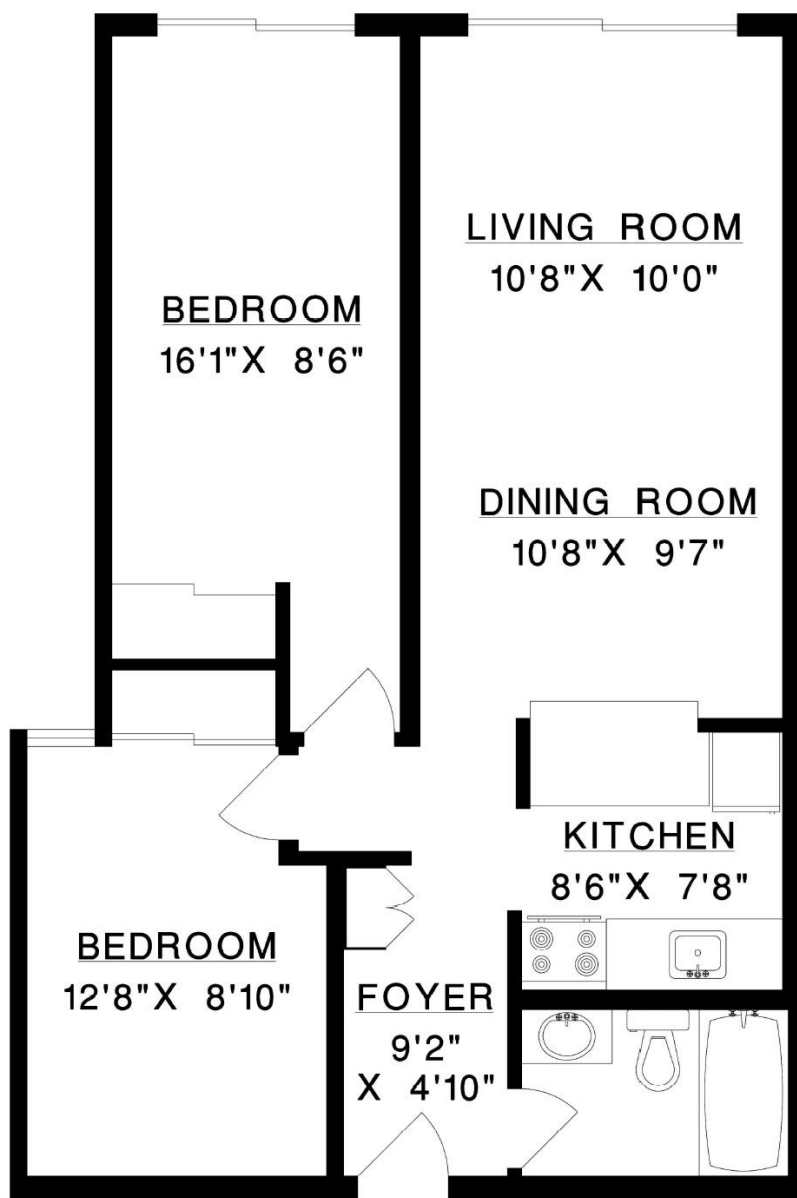
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#101 - 2119 BELLEVUE AVENUE
WEST VANCOUVER

TOTAL 757 SQ.FT.



1' 6'
SCALE

M
Measure Masters Northshore
604 929-8229



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