



#201 – 2433 Bellevue Avenue Offered at \$1,595,000

Spectacular views are enjoyed from this spacious 2 bedroom, 2 bathroom home situated on the prestigious 2400 block of Bellevue Avenue. Offering an open plan, 1,350 sq. ft. of living space and a huge south facing deck. A rare offering at Bellevue Sunset just steps from the seawall, Dundarave shopping and a short drive to Park Royal.



ERIC CHRISTIANSEN
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604-312-9999

2479 BELLEVUE AVE, WEST VANCOUVER, BC V7V 1E1

Active
R3178636
 Board: V
 Apartment/Condo

201 2433 BELLEVUE AVENUE

West Vancouver
 Dundarave
 V7V 1E1

Residential Attached

\$1,595,000 (LP)(SP) **M**

Sold Date: _____ If new, GST/HST inc?: _____ Original Price: **\$1,595,000**
 Meas. Type: **Feet** Bedrooms: **2** Approx. Year Built: **1986**
 Frontage(feet): _____ Bathrooms: **2** Age: **40**
 Frontage(metres): _____ Full Baths: **2** Zoning: **C4**
 Depth / Size (ft.): _____ Half Baths: **0** Gross Taxes: **\$5,781.07**
 Sq. Footage: **0.00** For Tax Year: **2026**
 Flood Plain: _____ P.I.D.: **005-691-222** Tax Inc. Utilities?: _____
 View: **Yes : beautiful city & water views** Tour: _____
 Complex / Subdiv: **Bellevue Sunset**
 First Nation Reserve: _____
 Services Connctd: **Electricity, Natural Gas, Water**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

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

Renovations: _____
 # of Fireplaces: **1** R.I. Fireplaces: _____
 Fireplace Fuel: **Gas - Natural**
 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: **Hardwood, Tile**

Legal: **STRATA LOT 19, PLAN VAS1793, 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 OR V, AS APPROPRIATE**

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

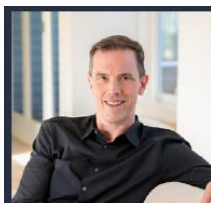
Site Influences: **Central Location, Recreation Nearby, Shopping Nearby, Ski Hill Nearby**
 Features: **Clothes Washer/Dryer, Microwave, Oven - Built In, Range Top, Refrigerator**

Finished Floor (Main): 1,350			Units in Development: 19			Tot Units in Strata: 19			Locker: Yes				
Finished Floor (Above): 0			Exposure: South			Storeys in Building: 3							
Finished Floor (AbvMain2): 0			Mgmt. Co's Name: C&C Property Group			Mgmt. Co's #: 604-987-9040							
Finished Floor (Below): 0			Maint Fee: \$879.62			Council/Park Apprv?:							
Finished Floor (Basement): 0			Maint Fee Includes: Garbage Pickup, Gardening, Management, Sewer, Water										
Finished Floor (Total): 1,350 sq. ft.													
Unfinished Floor: 0													
Grand Total: 1,350 sq. ft.			Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allwd w/Restrctns										
Suite:			Restricted Age:						# of Pets:			Cats: No	Dogs: No
Basement: None			# or % of Rentals Allowed:										
Crawl/Bsmt. Ht:			Short Term (<1yr)Rnt/Lse Alwd?: No										
# of Kitchens: 1			Short Term Lse-Details:										
# of Rooms: 6													
Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?				
Main	Living Room	21'1 x 12'7			x	1	Main	3	No				
Main	Dining Room	12'8 x 9'0			x	2	Main	3	Yes				
Main	Kitchen	11'1 x 8'0			x	3							
Main	Primary Bedroom	13'6 x 11'3			x	4							
Main	Bedroom	10'6 x 9'5			x	5							
Main	Solarium	6'0 x 6'0			x	6							
		x			x	7							
		x			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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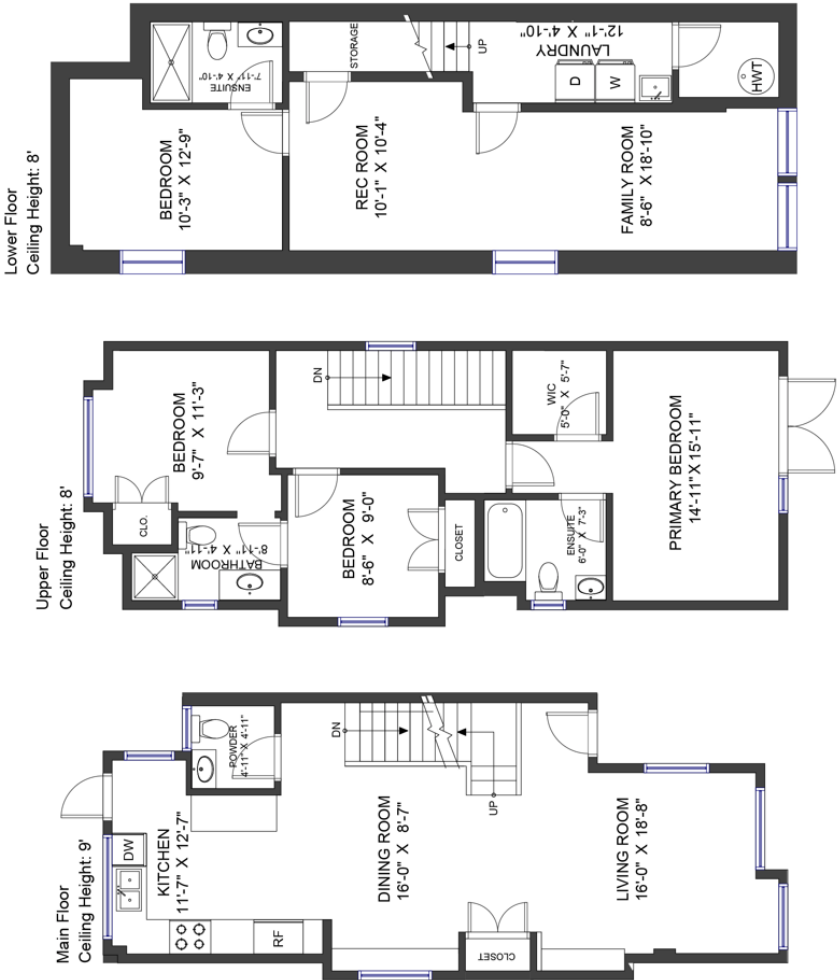
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212 5th Street W
North Vancouver, BC

LIVING AREA	1,988 SF
MAIN FLOOR	610 SF
LOWER FLOOR	670 SF
UPPER FLOOR	708 SF

Uplan.ca



Valid Until: March 23, 2026

All dimensions are approximate and not suitable for architectural construction use.
This is for informational purposes only and does not constitute an offer of insurance.
Total square footage might be kept consistent with stila plan. It might include unfinished area.
We have no guarantee or warranty of the degree of room tiles. Area is calculated per ANSI Z765-2003 method.



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