BELLEVUE Realty Group®











#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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2479 BELLEVUE AVE, WEST VANCOUVER, BC V7V 1E1

BELLEVUE Realty Group®

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**	
Finished Floor (Above):	**0**	
Finished Floor (AbvMain2):	**0**	
Finished Floor (Below):	**0**	
Finished Floor (Basement):	**0**	
Finished Floor (Total):	**1,350**	**sq. ft.**
Unfinished Floor:	**0**	
Grand Total:	**1,350**	**sq. ft.**

Suite:
Basement: **None**
Crawl/Bsmt. Ht: # of Levels: **1**
# of Kitchens: **1** # of Rooms: **6**

Units in Development: **19** Tot Units in Strata: **19** Locker: **Yes**
Exposure: **South** Storeys in Building: **3**
Mgmt. Co's Name: **C&C Property Group** Mgmt. Co's #: **604-987-9040**
Maint Fee: **$879.62** Council/Park Apprv?:
Maint Fee Includes: **Garbage Pickup, Gardening, Management, Sewer, Water**

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

Floor	Type	Dimensions
Main	**Living Room**	**21'1 x 12'7**
Main	**Dining Room**	**12'8 x 9'0**
Main	**Kitchen**	**11'1 x 8'0**
Main	**Primary Bedroom**	**13'6 x 11'3**
Main	**Bedroom**	**10'6 x 9'5**
Main	**Solarium**	**6'0 x 6'0**
		x
		x

Floor	Type	Dimensions
		x
		x
		x
		x
		x
		x
		x
		x

Bath	Floor	# of Pieces	Ensuite?
1	**Main**	**3**	**No**
2	**Main**	**3**	**Yes**
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.



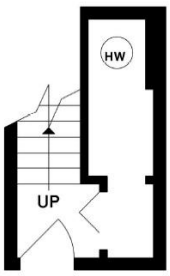
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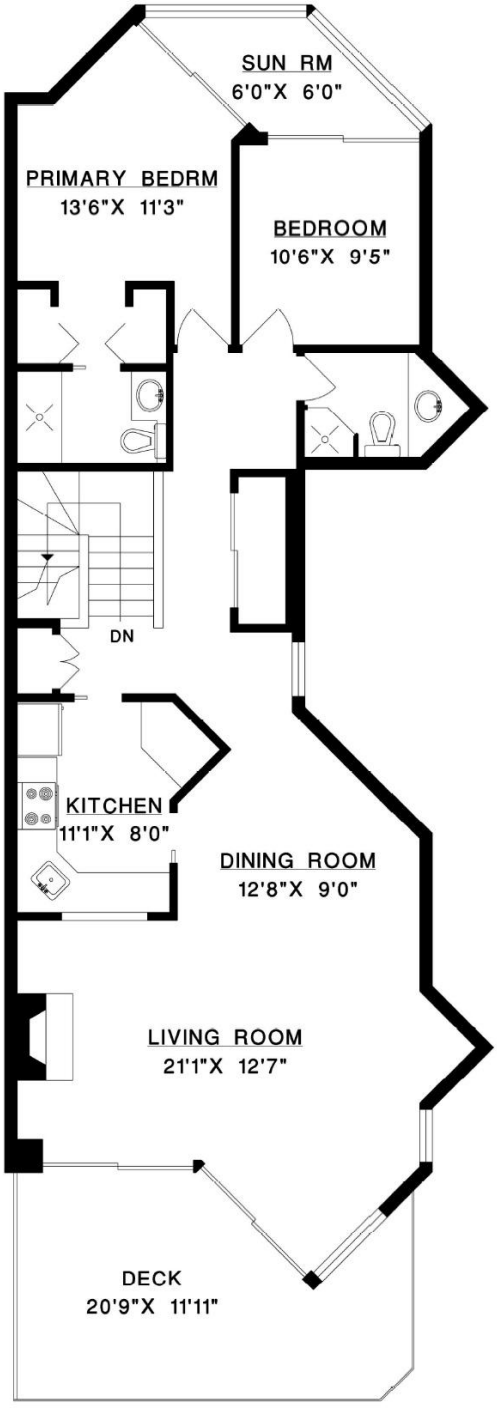
BRG

#201 - 2433 BELLEVUE AVENUE
WEST VANCOUVER

MAIN FLOOR	1,262 SQ.FT.
LOWER FLOOR	88 SQ.FT.
TOTAL	**1,350 SQ.FT.**
DECK	213 SQ.FT.



LOWER FLOOR



MAIN FLOOR

Measure Masters Northshore
604 929-8229

SCALE



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