



Presented by:  
**Ali Mahmoudi PREC\***

Royal LePage Sussex  
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ALI MAHMOUDI  
Personal Real Estate Corporation

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**Active**  
**R3093536**  
Board: V  
Apartment/Condo

**101 2412 HAYWOOD AVENUE**  
West Vancouver  
Dundarave  
V7V 1Y1

Residential Attached  
**\$1,198,000** (LP)   
(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: <b>\$1,198,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>2</b>	Approx. Year Built: <b>1987</b>
Frontage(feet):	Bathrooms: <b>2</b>	Age: <b>39</b>
Frontage(metres):	Full Baths: <b>2</b>	Zoning: <b>C4</b>
Depth / Size (ft.):	Half Baths: <b>0</b>	Gross Taxes: <b>\$3,002.65</b>
Sq. Footage: <b>0.00</b>		For Tax Year: <b>2024</b>
Flood Plain:	P.I.D.: <b>008-839-425</b>	Tax Inc. Utilities?:
View: <b>Yes :OCEAN &amp; CITY</b>		Tour: <b>Virtual Tour URL</b>
Complex / Subdiv: <b>Dundrave Place</b>		
First Nation:		
Services Connctd: <b>Electricity, Sanitary Sewer, Water</b>		
Sewer Type:	Water Supply: <b>City/Municipal</b>	

Style of Home: **Corner Unit**  
Construction: **Frame - Wood**  
Exterior: **Mixed**  
Foundation: **Concrete Perimeter**

Renovations: **Completely**  
# of Fireplaces: **1** R.I. Fireplaces:  
Fireplace Fuel: **Gas - Natural**  
Fuel/Heating: **Baseboard, Natural Gas**  
Outdoor Area: **Balcony(s)**  
Type of Roof: **Other**

Reno. Year: **2026**  
Rain Screen:  
Metered Water:  
R.I. Plumbing:

Total Parking: **1** Covered Parking: **1** Parking Access: **Lane**  
Parking: **Garage Underbuilding**  
Dist. to Public Transit: **VERY CLOSE** Dist. to School Bus:  
Title to Land: **Freehold Strata**  
Property Disc.: **Yes**  
Fixtures Leased: :  
Fixtures Rmvd: :  
Floor Finish: **Mixed**

Legal: **STRATA LOT 11, PLAN VAS1992, 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**

Site Influences: **Central Location, Private Setting, Recreation Nearby, Shopping Nearby**  
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main): **1,291**  
Finished Floor (Above): **0**  
Finished Floor (AbvMain2): **0**  
Finished Floor (Below): **0**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **1,291 sq. ft.**  
Unfinished Floor: **0**  
Grand Total: **1,291 sq. ft.**

Units in Development: **14**  
Exposure:  
Mgmt. Co's Name: **C&C Property Group**  
Maint Fee: **\$725.18**  
Maint Fee Includes: **Garbage Pickup, Gardening**

Tot Units in Strata:  
Storeys in Building:  
Mgmt. Co's #:  
Council/Park Apprv?:

Locker: **Yes**

Suite:  
Basement: **None**  
Crawl/Bsmt. Ht: # of Levels: **1**  
# of Kitchens: **1** # of Rooms: **7**

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

# of Pets: Cats: Dogs:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Foyer	8'7 x 6'3			x	1	Main	3	Yes
Main	Den	4'5 x 6'4			x	2	Main	3	Yes
Main	Bedroom	10'7 x 11'9			x	3			
Main	Primary Bedroom	14'6 x 12'4			x	4			
Main	Kitchen	10'3 x 18'3			x	5			
Main	Dining Room	10'6 x 10'5			x	6			
Main	Living Room	18'1 x 18'4			x	7			
					x	8			

Listing Broker(s): **Royal LePage Sussex**

**FULLY REIMAGINED 2 BED / 2 BATH LUXURY RESIDENCE in the HEART OF DUNRAVE, just ONE BLOCK TO THE SEAWALL. Beautiful OCEAN & CITY VIEWS and FLOOR-TO-CEILING WINDOWS fill the home with NATURAL LIGHT. The DESIGNER KITCHEN showcases a STATEMENT ISLAND, QUARTZ WATERFALL COUNTERTOPS, PREMIUM STAINLESS APPLIANCES, and CUSTOM CABINETRY. ENGINEERED HARDWOOD, a SLEEK LINEAR GAS FIREPLACE, and GENEROUS LIVING & DINING AREAS create an ELEGANT SPACE FOR ENTERTAINING. Thoughtfully REDESIGNED with AMPLE STORAGE, a SPACIOUS COVERED BALCONY, PARKING & STORAGE LOCKER, in an UNBEATABLE WALK-TO-EVERYTHING LOCATION near shops, restaurants & transit. A RARE OPPORTUNITY TO OWN A TURN-KEY HOME IN ONE OF WEST VANCOUVER'S MOST DESIRABLE COMMUNITIES.**