



Presented by:  
**D.J. Denner**

Angell, Hasman & Associates Realty Ltd.  
Phone: 604-773-5204  
http://www.djdenner.ca  
dj@djdenner.ca



**Active**  
**R2830702**  
Board: V  
House/Single Family

**2604 BELLEVUE AVENUE**

West Vancouver  
Dundarave  
V7V 1E4

Residential Detached  
**\$12,998,000** (LP)  
(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$12,998,000**  
Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **1926**  
Frontage(feet): **90.00** Bathrooms: **4** Age: **97**  
Frontage(metres): **27.43** Full Baths: **3** Zoning: **SF**  
Depth / Size: Half Baths: **1** Gross Taxes: **\$48,296.59**  
Lot Area (sq.ft.): **12,497.00** Rear Yard Exp: For Tax Year: **2022**  
Lot Area (acres): **0.29** P.I.D.: **004-553-870** Tax Inc. Utilities?:  
Flood Plain: Tour:  
View: **Yes: WATERFRONT - OCEAN / CITY VIEW**  
Complex/Subdiv:  
First Nation Reserve:  
Services Connected: **Community**  
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **2 Storey w/ Bsmt.**  
Construction: **Frame - Wood**  
Exterior: **Wood**  
Foundation: **Concrete Perimeter**

Renovations:  
# of Fireplaces: **3** R.I. Fireplaces:  
Fireplace Fuel: **Natural Gas, Wood**  
Fuel/Heating: **Forced Air, Natural Gas**  
Outdoor Area: **Patio(s) & Deck(s)**  
Type of Roof: **Wood**

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

Total Parking: **2** Covered Parking: **2** Parking Access: **Front**  
Parking: **Garage; Double**  
Driveway Finish:  
Dist. to Public Transit: **Close** Dist. to School Bus: **Close**  
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:  
Property Disc.: **Yes**  
Fixtures Leased: **No** :  
Fixtures Rmvd: :  
Floor Finish:

Legal: **LOT 12, BLOCK 33, PLAN VAP3058, DISTRICT LOT 555, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Pool; Outdoor**

Site Influences: **Central Location, Private Setting, Recreation Nearby, Shopping Nearby, Ski Hill Nearby, Waterfront Property**

Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main):	1,895	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,758	Main	Foyer	13'0 x 10'7	Below	Recreation Room	44'10 x 21'10	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	27'1 x 14'1	Below	Office	11'11 x 8'7	Main 2
Finished Floor (Below):	1,924	Main	Dining Room	13'2 x 12'5	Below	Bedroom	12'4 x 13'3	Above 5
Finished Floor (Basement):	0	Main	Other	10'9 x 6'6	Below	Kitchen	9'6 x 6'11	Above 4
Finished Floor (Total):	5,577 sq. ft.	Main	Kitchen	19'4 x 11'2	Below	Laundry	14'7 x 10'1	Below 4
Unfinished Floor:	0	Main	Eating Area	9'6 x 7'9	Below	Other	9'6 x 6'11	
Grand Total:	5,577 sq. ft.	Main	Attic	45'8 x 9'3			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Porch (enclosed)	11'2 x 5'2			x	
Suite:		Above	Primary Bedroom	21'10 x 14'0			x	
Basement: Fully Finished		Above	Walk-In Closet	14'7 x 9'4			x	
		Above	Bedroom	16'0 x 11'9			x	
		Above	Bedroom	15'9 x 13'1			x	
		Above	Bedroom	12'9 x 11'8			x	
Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 2	# of Rooms: 19	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

Listing Broker(s): **Angell, Hasman & Associates Realty Ltd.**

**A trophy OCEANFRONT residence in West Vancouver's most prestigious DUNDARAVE neighbourhood! Situated on a private beachfront estate, & offering a direct walk-on sandy beach & breathtaking oceanfront views. Re-designed by one of Vancouver's most renowned designers, this custom 5,577 sqft, 5 bed/4 bath Craftsman inspired residence provides an example of the ultimate beachfront lifestyle on a beautifully manicured 12,497 sqft oceanside lot. Large entertainment-size principal rms maximize the stunning ocean views. Enjoy a resort style outdoor terrace feat Jacuzzi w/ outdoor dining, lounge & world-class oceanside swimming pool. This one of a kind dream estate is conveniently located a mere ONE BLOCK from the famed Dundarave Village, West Vancouver Seawall, Beachhouse Restaurant & so much more!**