

Active

R2972164

Board: V , Attached Apartment/Condo

301 2203 BELLEVUE AVENUE

West Vancouver
Dundarave
V7V 4V7

\$1,593,000 (LP)

(SP)

Days on Market: **0**
Orig. Price: **\$1,593,000**
Prev.: **\$0**

List Date: **3/3/2025**
Expiry Date: **6/30/2025**

Seller's Acceptance Date:
Subject Removal Date:
Completion Date:

Meas. Type: **Feet**
Frontage (feet):
Frontage (metres):
Depth/Size:
Sq. Footage: **0.00**
Flood Plain: **No**
View: **Yes : Ocean**
Complex / Subdiv: **Bellevue Place**
First Nation Reserve:
Services Connected: **Community, Electricity, Sanitary Sewer, Water**
Sewer Type: **City/Municipal**

If new,GST/HST inc?: **No**
Bedrooms: **2**
Bathrooms: **2**
Full Baths: **2**
Half Baths: **0**
P.I.D.: **012-079-081**

Approx. Year Built: **1989**
Age: **36**
Zoning: **MULTI**
Gross Taxes: **\$3,681.56**
For Tax Year: **2024**
Tax Inc. Utilities?: **No**
Tour: **Virtual Tour URL**

Style of Home: **1 Storey, Corner Unit**
Construction: **Concrete**
Exterior: **Stucco**
Foundation: **Concrete Perimeter**

Reno. Year: **2007**
Rain Screen: **Full**
Metered Water:
R.I. Plumbing:

#of Fireplaces: **0**
Fireplace Fuel:
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **Balcony(s)**
Type of Roof: **Torch-On**

R.I. Fireplaces:
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Hardwood, Tile**

Legal: **STRATA LOT 4, PLAN VAS2271, DISTRICT LOT 554, 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**

Municipal Charges:
Garbage:
Water:
Dyking:
Sewer:
Other:

Amenities: **Elevator, Exercise Centre, In Suite Laundry, Recreation Center, Storage, Wheelchair Access**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby, Ski Hill Nearby**
Features: **CltHwsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main): **1,411**
Finished Floor (Above): **0**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **1,411sq. ft.**
Unfinished Floor: **0**
Grand Total: **1,411sq. ft.**

Units in Development: **55**
Exposure:
Mgmt. Co's Name: **Fort Park Property Management**
Maint Fee: **\$659.00**
Maint Fee Includes: **Caretaker, Garbage Pickup, Gardening, Hot Water, Management, Sewer, Snow removal, Water**

Tot Units in Strata: **55**
Storeys in Building: **21**
Mgmt. Co's #: **604-447-7275**
Council/Park Apprv: **No**

Locker: **Yes**
of Pets:
Cats: **No**
Dogs: **No**

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

Bylaw Restrictions: **Pets Not Allowed, Rentals Allwd w/Restrctns, Smoking Restrictions**
Restricted Age:
or % of Rentals Allowed: **100**
Short Term(<1yr)Rnt/Lse Allwd?: **No**
Short Term Lse-Details:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	#Pieces	Ensuite?
Main	Foyer	7'2 x 6'10				1	Main	3	Yes
Main	Kitchen	10'8 x 13'1				2	Main	4	No
Main	Dining Room	10'1 x 12'11				3			
Main	Living Room	18'10 x 16'8				4			
Main	Den	9'10 x 8'9				5			
Main	Bedroom	10'8 x 13'1				6			
Main	Primary Bedroom	12'3 x 14'3				7			
		x			x	8			

List Broker 1: **Renanza Realty Inc. - OFC: 888-428-6808**
List Desig Agt 1: **Ken Stef PREC* - Phone: 778-980-0066**
List Broker 2: **Renanza Realty Inc. - OFC: 888-428-6808**
List Desig Agt 2: **Samantha Zaharia - Phone: 587-991-5931**
Buyer's Broker 1:
Buyer's Agent 1:
Owner: ****Privacy Protected** Annie Eberwein**
Commission: **1.25%**

List Broker 3:
kenneth@kenstef.com
3:

Appointments:
Call:
Phone:

Phone L.R. First Ken 778-980-0066

Occupancy: **Owner**

Realtor Remarks: **Seller related to one of the listing agents - Ken Stef. Measurements are approximate-buyer to verify if important. Professionally measured by Keyplan. Strata plan shows 1,314 sf. Parking stalls 53 & A21, locker 27. Showings by appointment only. Do not walk on property. Team Disclosure in docs. More info at www.bcoceansideproperties.com. Offers as they come. Open House Sunday March 9th, 2 - 4 PM.**

Bellevue Place, one of Dundarave's finest towers with semi waterfront location, this spacious and elegant 2 bedroom & 2 full bathroom & den corner suite is an entertainer's dream. Comfortable downsize from the family home. Walnut floors. Bright ocean views. Location is perfect. Easy wheelchair access throughout. 2 balconies. 1.8 km oceanside seawall steps away. This home is a must see, and will not disappoint. Open House Sunday March 9th, 2 - 4 PM

REIA Full
Realtor 1 Page

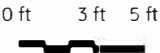
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03/03/2025 04:55

301 - 2203 BELLEVUE AVENUE

WEST VANCOUVER, BC

LIVING AREA	1,411 SQ.FT.
BALCONY	95 SQ.FT.
CEILING HEIGHT	8'-0"



The floor plan and measurements are approximate, typically within +/- 2%. These are intended strictly for advertising purposes. They may encompass unfinished areas and are not intended for architectural or construction applications. There may be variances in the numbers if there were restrictions on property access or if taking precise measurements at the time of measuring isn't feasible. E&O insured.