

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	List Date: 3/3/2025	Seller's Acceptance Date:
Orig. Price: \$1,593,000	Expiry Date: 6/30/2025	Subject Removal Date:
Prev. \$0		Completion Date:
Meas. Type: Feet	If new, GST/HST inc?: No	Approx. Year Built: 1989
Frontage (feet):	Bedrooms: 2	Age: 36
Frontage (metres):	Bathrooms: 2	Zoning: MULTI
Depth/Size:	Full Baths: 2	Gross Taxes: \$3,681.56
Sq. Footage: 0.00	Half Baths: 0	For Tax Year: 2024
Flood Plain: No	P.I.D.: 012-079-081	Tax Inc. Utilities?: No
View: Yes : Ocean		Tour: Virtual Tour URL
Complex / Subdiv: Bellevue Place		
First Nation Reserve:		
Services Connected:		
Sewer Type:		
Community, Electricity, Sanitary Sewer, Water		
City/Municipal		Water Supply: City/Municipal
Total Parking: 2	Covered Parking: 1	Parking Access: Front, Rear
Parking: Add. Parking Avail., Garage; Underground		
Dist. to Public Transit: 1/2 Block		Dist. to School Bus: 3 blocks
Title to Land: Freehold Strata		Land Lease Expiry Year:
Seller's Interest: Registered Owner		
Reno. Year: 2007	Property Disc.: Yes:	
Rain Screen: Full	Fixtures Leased: No :	
Metered Water:		
R.I. Plumbing:		
	Fixtures Rmvd: No :	
	Floor Finish: Hardwood, Tile	

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

Renovations:

of Fireplaces: **0** R.I. Fireplaces:

Fireplace Fuel:

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

Reno. Year:

Rain Screen:

Metered Water:

R.I. Plumbing:

2007

Full

Yes:

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: **ClothWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main): 1,411	Units in Development: 55	Tot Units in Strata: 55	Locker: Yes
Finished Floor (Above): 0	Exposure:	Storeys in Building: 21	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: Fort Park Property Management	Mgmt. Co's #: 604-447-7275	
Finished Floor (Below): 0	Maint Fee: \$659.00	Council/Park Apprv: No	
Finished Floor (Basement): 0	Maint Fee Includes: Caretaker, Garbage Pickup, Gardening, Hot Water, Management, Sewer, Snow removal, Water		
Finished Floor (Total): 1,411 sq. ft.			
Unfinished Floor: 0	Bylaw Restrictions: Pets Not Allowed, Rentals Allwd w/ Restrctns, Smoking Restrictions	# of Pets: No	Cats: No Dogs: No
Grand Total: 1,411 sq. ft.	Restricted Age:		
Suite: None	# or % of Rentals Allowed: 100		
Basement: None	Short Term(<1yr)Rnt/Lse Alwd?: No		
Crawl/Bsmt. Ht: # of Levels: 1	Short Term Lse-Details:		
# of Kitchens: 1 # of Rooms: 7			

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

List Broker 1: **Renanza Realty Inc. - OFC: 888-428-6808**

List Broker 3:

List Desig Agt 1: **Ken Stef PREC* - Phone: 778-980-0066**

kenneth@kenstef.com

Appointments: **Phone L.R. First**List Broker 2: **Renanza Realty Inc. - OFC: 888-428-6808**

Ken

List Desig Agt 2: **Samantha Zaharia - Phone: 587-991-5931**

Call:

3

Phone: **778-980-0066**

Buyer's Broker 1:

3:

Buyer's Agent 1:

2

Owner: ****Privacy Protected** Annie Eberwein**

3:

Commission: **1.25%**Occupancy: **Owner**Realtor **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**

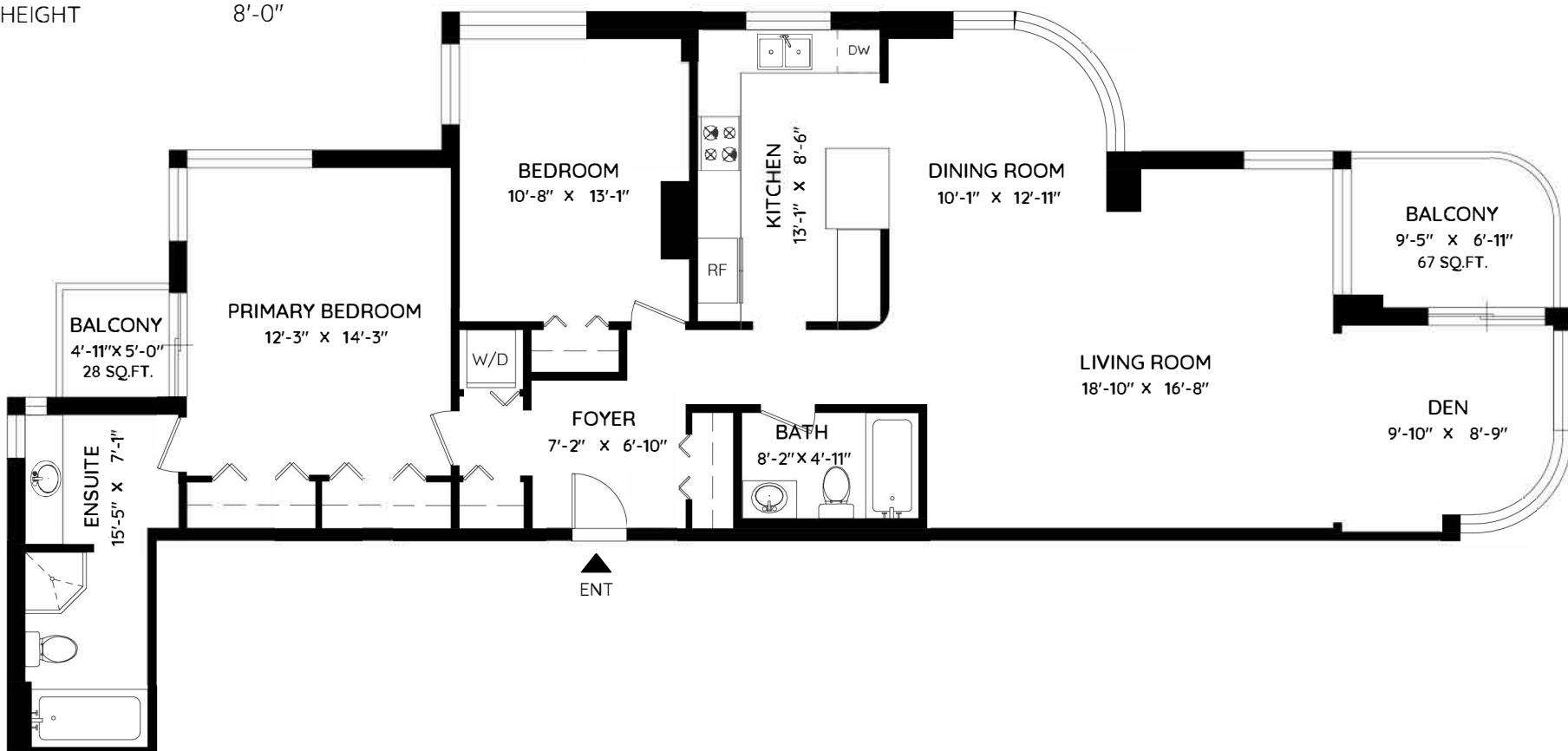
301 - 2203 BELLEVUE AVENUE

WEST VANCOUVER, BC

LIVING AREA **1,411 SQ.FT.**

BALCONY **95 SQ.FT.**

CEILING HEIGHT **8'-0"**



0 ft 3 ft 5 ft

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.



keyplan