

Presented by:
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West Vancouver, Ambleside Residential Attached
1858 BELLEVUE AV, V7V 1B4 MLS# V1120462 **Active**



List Price: \$1,210,000 Previous Price:

Subdiv/Complex:
 Frontage: Approx Yr Blt: 1981 PID: 006-091-610
 Depth/Size: Type: Townhouse
 Lot SqFt: 0 Age at List Date: 34 Zoning: MFD
 Exposure: Bedrooms: 3 Taxes: \$3,420 (2014)
 Stories in Bldg: Bathrooms: 3 GST/HST Incl?:
 Flood Plain: Full Baths: 2 Tax Incl Utilities:
 Meas. Type: Half Baths: 1 Apprvl Reqd:
 Fixtures Lsd:
 Fixt Removed:
 View: Y - Close in Water View

Style of Home: 2 Storey w/Bsmt. Construction: Frame - Wood Foundation: Concrete Perimeter Exterior: Wood Rain Screen: Type of Roof: Asphalt Renovations: Partly Flooring: Wall/Wall/Mixed Water Supply: City/Municipal Heat/Fuel: Electric No. of Fireplaces: 1 Fireplace Fuel: Wood Outdoor Area: Balcony(s); Patio(s) or Deck(s) Mngmt Co: Self Managed Mngmt Ph:	Total Parking: 2 Covered Parking: 2 Parking Access: Side Parking Facilities: Garage Underbuilding R/I Plumbing: Reno Year: 2014 R/I Fireplaces: Property Disclosure: Y Bylaw Restrictions: No Restrictions Maint Fee: \$593.00
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Maint Charge Incl: Gardening, Garbage Pickup, Management, Sewer, Water

Legal: PL VAS868 LT 1 DL 775 LD 36 GROUP 1, TOGETHER WITH AN INTEREST IN THE COMMONPROPERTY IN PROPORTI
 Amenities: In Suite Laundry
 Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW, Storage Shed, Vacuum Blt. In

Site Influences: Central Location, Recreation Nearby, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	18' X 13'1"						
Main F.	Dining	11'10 X 9'11"						
Main F.	Kitchen	16'3 X 11'5"						
Above	Master Bedroom	15'5 X 14'10"						
Above	Bedroom	11'11 X 9'11"						
Above	Bedroom	22'8 X 11'1"						
Below	Laundry	12'3 X 7'11"						
Below	Utility	5' X 5'						

Floor Area (SqFt):	Total # Rooms: 8	Bathrooms
Finished Floor Area Main: 737	Finished Levels: 4	1 2 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up: 967	Basement Area: Part, Fully Finished	2 3 Piece; Ensuite: Y; Level: Above
Finished Floor Area Down: 192		3 4 Piece; Ensuite: N; Level: Above
Finished Floor Area Bsmt: 0	Bsmt Height: 4	
Total Finished Floor Area: 1,896	Restricted Age: 5	
	# Pets / Cats; Dogs: 6	
Unfinished Floor Area: 0	# or % Rentals: 7	
Grand Total Floor Area: 1,896		8

Listing Broker(s): Royal LePage Sussex-Tom Hassan

Ambleside Semi Waterfront Living at its Best. Try to find a 3 bedroom townhouse in this prime location and price range with close-in waterfront views! 3 bedrooms, 3 bathrooms, 2 underground parking spots at your door. Completely renovated and in move-in condition. Enjoy watching the cruiseships from kitchen, living and dining and the master bedroom. Spacious walk-out patio, 2 sundecks, lots of extra storage, wood burning fireplace, large kitchen with separate eating area, mbdm w/ ensuite, walk-in closet, private balcony and ocean view. This rarely available corner unit is priced to sell. Building is well maintained with new roof, patios, skylights. Bonus is one of the few buildings in West Van which allows rentals and pets.