



Presented by:
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Active
R3087829
Board: V
Apartment/Condo

10 2250 BELLEVUE AVENUE

West Vancouver
Dundarave
V7V 1C6

Residential Attached

\$6,900,000 (LP)

(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: \$6,900,000
Meas. Type:	Bedrooms: 3	Approx. Year Built: 1991
Frontage(feet):	Bathrooms: 4	Age: 35
Frontage(metres):	Full Baths: 3	Zoning: MFD
Depth / Size (ft.):	Half Baths: 1	Gross Taxes: \$35,704.74
Sq. Footage: 0.00		For Tax Year: 2024
Flood Plain:	P.I.D.: 016-770-846	Tax Inc. Utilities?:
View: Yes : Panoramic Waterfront		Tour:
Complex / Subdiv: Les Terraces		
First Nation:		
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **1 Storey**
Construction: **Concrete**
Exterior: **Brick, Concrete**
Foundation: **Concrete Perimeter**

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

Total Parking: **3** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Double**
Dist. to Public Transit: **1 block** Dist. to School Bus:
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Hardwood, Mixed**

Legal: **STRATA LOT 8, PLAN VAS2802, 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**

Amenities: **Air Cond./Central, Elevator, In Suite Laundry, Pool; Indoor, Wheelchair Access, Concierge**

Site Influences: **Recreation Nearby, Shopping Nearby, Waterfront Property**
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main): 3,610	Units in Development: 11	Tot Units in Strata: 11	Locker: Yes
Finished Floor (Above): 0	Exposure:	Storeys in Building: 12	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: StrataWest Managment	Mgmt. Co's #: 604-904-9595	
Finished Floor (Below): 0	Maint Fee: \$3,586.66	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Caretaker, Garbage Pickup, Gardening, Heat, Management, Recreation Facility		
Finished Floor (Total): 3,610 sq. ft.			
Unfinished Floor: 0			
Grand Total: 3,610 sq. ft.	Bylaws Restrictions: Pets Not Allowed		

Suite:
Basement: **None**
Crawl/Bsmt. Ht: # of Levels: **1**
of Kitchens: **1** # of Rooms: **12**

Restricted Age: # of Pets: Cats: Dogs:
or % of Rentals Allowed:
Short Term (<1yr)Rnt/Lse Alwd?: **No**
Short Term Lse-Details:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	21'5 x 20'11	Main	Bedroom	13'9 x 12'7	1	Main	2	No
Main	Dining Room	21'10 x 12'9	Main	Bedroom	14' x 12'7	2	Main	6	Yes
Main	Solarium	16'2 x 11'7	Main	Office	13'4 x 10'11	3	Main	3	Yes
Main	Flex Room	13'5 x 12'	Main	Laundry	8'5 x 3'	4	Main	3	No
Main	Kitchen	18' x 11'			x	5			
Main	Eating Area	12'9 x 11'8			x	6			
Main	Primary Bedroom	22'0 x 21'1			x	7			
Main	Walk-In Closet	11'7 x 4'11			x	8			

Listing Broker(s): **Royal LePage Sussex - Tom Hassan** **Prompton Real Estate Services Inc.**

Les Terraces Exclusive Dundarave Waterfront Living. With only 11 private residences. 1 suite per floor with 3,600 sq. ft. of house-sized living in one of West Vancouver's most prestigious boutique waterfront buildings. Timeless architecture, refined coastal design, and quality, the residence features expansive principal rooms, 3 bedrooms plus office, open layout, multiple balconies, and coffered wood ceilings. Floor plan offers Buyer to live in the home as it is today or renovate and customize. Concierge service, secure parking for 3 vehicles, and indoor pool. Waterfront living is at your doorstep, with direct access to WV seawall, beaches, parks, recreation + senior centre, Dundarave Village shopping, restaurants, and the iconic pier—an unbeatable waterfront lifestyle and location.