



Presented by:
Tom Hassan

Royal LePage Sussex - Tom Hassan
Phone: 604-809-9777
http://www.tomhassan.com
tomhassan@gmail.com



Active
R3156909
Board: V
Apartment/Condo

PH 1845 BELLEVUE AVENUE

West Vancouver
Ambleside
V7V 1B2

Residential Attached

\$1,475,000 (LP)

(SP)



Sold Date: _____ If new, GST/HST inc?: _____
Meas. Type: **Feet** Bedrooms: **2**
Frontage(feet): _____ Bathrooms: **2**
Frontage(metres): _____ Full Baths: **2**
Depth / Size (ft.): _____ Half Baths: **0**
Sq. Footage: **0.00**
Flood Plain: _____ P.I.D.: **003-310-531**
View: **Yes : Panoramic 360 degree view**
Complex / Subdiv: **Mauna Loa**
First Nation _____
Services Connctd: **Electricity, Sanitary Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Original Price: **\$1,475,000**
Approx. Year Built: **1963**
Age: **63**
Zoning: **MFD**
Gross Taxes: **\$3,435.94**
For Tax Year: **2024**
Tax Inc. Utilities?: _____
Tour: **Virtual Tour URL**

Style of Home: **Penthouse**
Construction: **Concrete**
Exterior: **Concrete**
Foundation: **Concrete Perimeter**

Renovations: **Completely**
of Fireplaces: **1** R.I. Fireplaces: _____
Fireplace Fuel: **Electric**
Fuel/Heating: **Baseboard, Hot Water**
Outdoor Area: **Sundeck(s)**
Type of Roof: **Other**

Reno. Year: **2015**
Rain Screen: _____
Metered Water: _____
R.I. Plumbing: _____

Total Parking: **2** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Underground**
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, Tile**

Legal: **STRATA LOT 29, PLAN VAS82, DISTRICT LOT 775, 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: **Elevator, In Suite Laundry, Pool; Outdoor, Storage**

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

Finished Floor (Main): **1,100**
Finished Floor (Above): **0**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **1,100 sq. ft.**
Unfinished Floor: **0**
Grand Total: **1,100 sq. ft.**

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

Units in Development: **29** Tot Units in Strata: **29** Locker: _____
Exposure: _____ Storeys in Building: **6**
Mgmt. Co's Name: **TML Management Group** Mgmt. Co's #: **604-207-9001**
Maint Fee: **\$1,110.85** Council/Park Apprv?: _____
Maint Fee Includes: **Cable/Satellite, Garbage Pickup, Gardening, Heat, Hot Water, Management, Recreation Facility, Snow removal, Water**

Bylaws Restrictions: **Pets Not Allowed, Smoking Restrictions**
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	15'2 x 10'4			x	1	Main	3	Yes
Main	Dining Room	12'5 x 12'4			x	2	Main	4	No
Main	Kitchen	12'5 x 11'6			x	3			
Main	Primary Bedroom	12'1 x 10'6			x	4			
Main	Bedroom	10'8 x 9'7			x	5			
Main	Laundry	5'2 x 4'7			x	6			
Main	Storage	5'1 x 3'6			x	7			
		x			x	8			

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

Without a doubt, one of the most spectacular and truly unique penthouses I have seen in my 30-year real estate career with drop jaw view! Occupying the entire sixth floor of the Mauna Loa, this extraordinary residence is unlike anything else in West Van. Inspired by Japanese and Polynesian architecture with a distinctive West Coast resort aesthetic, the home has been completely renovated. Interior features two bedrooms, two full bathrooms, hardwood floors, separate laundry room, new appliances, new trex deck with electric awning, extensive upgrades throughout. But what truly sets this penthouse apart is the outdoor living and view of Lions Gate Bridge, Vancouver's Inner Harbour, and west toward Vancouver Island. Minutes on foot from the seawall and prime Ambleside Village! One of a Kind!