



Presented by:
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Active Residential Attached
R2375063 **\$1,550,000** (LP)
 Board: V (SP)
 Apartment/Condo **402 2246 BELLEVUE AVENUE**
 West Vancouver
 Dundarave
 V7V 1C6



Sold Date: _____ Frontage (feet): _____ Original Price: **\$1,650,000**
 Meas. Type: _____ Frontage (metres): _____ Approx. Year Built: **1966**
 Depth / Size (ft.): _____ Bedrooms: **2** Age: **53**
 Lot Area (sq.ft.): **0.00** Bathrooms: **2** Zoning: **MF**
 Flood Plain: _____ Full Baths: **1** Gross Taxes: **\$3,222.55**
 Council Apprv?: **No** Half Baths: **1** For Tax Year: **2018**
 Exposure: _____ Maint. Fee: **\$580.58** Tax Inc. Utilities?: _____
 If new, GST/HST inc?: _____ P.I.D.: **002-665-247**
 Mgmt. Co's Name: **Pacific Quorum Properties** Tour: **Virtual Tour URL**
 Mgmt. Co's Phone: **604-685-3829**
 View: **Yes: Panoramic Water**
 Complex / Subdiv: **The Dolphin**
 Services Connected: **Electricity, Sanitary Sewer, Water**
 Sewer Type: _____

Style of Home: 1 Storey Construction: Concrete Exterior: Concrete Foundation: Concrete Perimeter Rain Screen: _____ Renovations: Partly Water Supply: City/Municipal Fireplace Fuel: _____ Fuel/Heating: Baseboard, Radiant Outdoor Area: Sundeck(s) Type of Roof: Other	Reno. Year: _____ R.I. Plumbing: _____ Metered Water: _____ R.I. Fireplaces: _____ # of Fireplaces: 0	Total Parking: 1 Covered Parking: 1 Parking Access: Front Parking: Garage Underbuilding Locker: Y Dist. to Public Transit: 1 block Units in Development: 35 Title to Land: Freehold Strata Property Disc.: Yes Fixtures Leased: No Fixtures Rmvd: _____ Floor Finish: _____
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Maint Fee Inc: **Cable/Satellite, Garbage Pickup, Gardening, Heat, Hot Water, Management, Recreation Facility, Sewer, Water**
 Legal: **STRATA LOT 12, PLAN VAS95, 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**
 Amenities: **Bike Room, Club House, Elevator, Garden, Shared Laundry, Wheelchair Access**

Site Influences: **Recreation Nearby, Shopping Nearby, Waterfront Property**
 Features: _____

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18' x 13'			x			x
Main	Kitchen	9' x 7'			x			x
Main	Dining Room	9' x 9'			x			x
Main	Master Bedroom	15' x 10'			x			x
Main	Bedroom	12' x 10'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 1,073 Finished Floor (Above): 0 Finished Floor (Below): 0 Finished Floor (Basement): 0 Finished Floor (Total): 1,073 sq. ft.	# of Rooms: 5 # of Kitchens: 1 # of Levels: 1 Craw/Bsmt. Height: _____ Restricted Age: 19+ # of Pets: _____ Cats: No Dogs: No # or % of Rentals Allowed: _____ Bylaws: Age Restrictions, Pets Not Allowed, Rentals Not Allowed, Smoking Basement: None	Bath 1 2 3 4 5 6 7 8	Floor # of Pieces Ensuite? Main 4 No Main 2 Yes	Outbuildings Barn: Workshop/Shed: Pool: Garage Sz: Grg Dr Ht:
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Listing Broker(s): **Royal LePage Sussex-Tom Hassan**

Renovated to Perfection 2 bedroom 2 bath waterfront unit at The Dolphin. Panoramic views of harbour-West Van shoreline-Dundarave Pier and Vancouver Island. Renovated open design kitchen living and dining area with new cabinetry, appliances and granite counter tops. Spacious master bedroom with walk-in closet and ensuite and 2nd bedroom or TV den make this the perfect floor plan. Refinished original solid oak hardwood floors-large outside patio to take in the stunning views of the seawall-cruise ships-sunsets. Rarely available west side corner unit. This building has been meticulously maintained and managed and includes a rental suite in the building owned by the Strata. Private entrance to seawall from the building. 1 parking spot, 2 storage rooms. Walk to West Vans best amenities.