



Presented by:  
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**Active**  
**R2991304**  
Board: V  
Apartment/Condo

### 301 2246 BELLEVUE AVENUE

West Vancouver  
Dundarave  
V7V 1C6

Residential Attached

**\$1,198,000** (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$1,198,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>1</b>	Approx. Year Built: <b>1966</b>
Frontage(feet):	Bathrooms: <b>1</b>	Age: <b>59</b>
Frontage(metres):	Full Baths: <b>1</b>	Zoning: <b>MFD</b>
Depth / Size (ft.):	Half Baths: <b>0</b>	Gross Taxes: <b>\$2,746.57</b>
Sq. Footage: <b>0.00</b>		For Tax Year: <b>2021</b>
Flood Plain:	P.I.D.: <b>003-350-380</b>	Tax Inc. Utilities?:
View: <b>Yes : Waterfront View Every Room</b>		Tour: <b>Virtual Tour URL</b>
Complex / Subdiv: <b>The Dolphin</b>		
First Nation:		
Services Connctd: <b>Electricity, Sanitary Sewer, Water</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

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

Renovations: **Completely**  
# of Fireplaces: **0** R.I. Fireplaces:  
Fireplace Fuel:  
Fuel/Heating: **Baseboard, Hot Water**  
Outdoor Area: **Balcony(s)**  
Type of Roof: **Torch-On**

Reno. Year: **2022**  
Rain Screen:  
Metered Water:  
R.I. Plumbing:

Total Parking: **1** Covered Parking: **1** 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: **Wall/Wall/Mixed**

Legal: **STRATA LOT 7, 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, Elevator, Garden, Shared Laundry, Storage**

Site Influences: **Adult Oriented, Central Location, Recreation Nearby, Waterfront Property**  
Features: **Clothes Dryer, Clothes Washer, Dishwasher, Intercom, Refrigerator, Stove**

Finished Floor (Main): **885**  
Finished Floor (Above): **0**  
Finished Floor (AbvMain2): **0**  
Finished Floor (Below): **0**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **885 sq. ft.**  
Unfinished Floor: **0**  
Grand Total: **885 sq. ft.**

Suite:  
Basement: **None**  
Crawl/Bsmt. Ht.: # of Levels: **1**  
# of Kitchens: **1** # of Rooms: **6**

Units in Development: **35** Tot Units in Strata: **35** Locker: **Yes**  
Exposure:  
Mgmt. Co's Name: **PACIFIC QUORUM PROPERTIES INC** Storeys in Building: **10**  
Maint Fee: **\$652.17** Mgmt. Co's #: **604-685-3828**  
Maint Fee Includes: **Cable/Satellite, Heat, Hot Water, Management** Council/Park Apprv?: **No**

Bylaws Restrictions: **Age Restrictions, Pets Not Allowed, Smoking Restrictions**  
Restricted Age: **19+** # of Pets: Cats: **No** Dogs: **No**  
# or % of Rentals Allowed:  
Short Term (<1yr) Rnt/Lse Alwd?: **No**  
Short Term Lse-Details:

Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	17'7" x 12'	1	Main	3	No
Main	Dining Room	9' x 7'4"	2			
Main	Kitchen	12'2" x 9'	3			
Main	Primary Bedroom	13'8" x 10'3"	4			
Main	Den	11'1" x 5'10"	5			
Main	Foyer	7'6" x 5'	6			
		x	7			
		x	8			

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

**Waterfront on the Seawall. West Van lifestyle you deserve. Completely renovated to perfection w/ permits in 2022 this 1 bdrm and den has panoramic waterfront views from every room including the shower! New kitchen-cabinets-quartz counters-Miele and Bosch appliances-interior doors-lighting-insuite laundry. The Dolphin is a well managed concrete building with a great community of residents. Common garden, 2 storage areas, electric entry doors, renovated lobby, mail delivery to your suite, 1 of the only buildings w/ direct access onto seawall, free laundry, party room-kitchen-billiards room with water views. Strata owns 1 of the apartments and generates income. Within a few blocks to WV Rec and Senior Centre, WV Library, transportation, shopping. This stylish unit is a winner!**