



Presented by:
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Active
R2956706
Board: V
Apartment/Condo

102 2246 BELLEVUE AVENUE

West Vancouver
Dundarave
V7V 1C6

Residential Attached

\$2,150,000 (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.: **003-350-118**
View: **Yes :Jaw Dropping Waterfront!**
Complex / Subdiv: **The Dolphin**
First Nation _____
Services Connctd: **Electricity, Sanitary Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Original Price: **\$2,150,000**
Approx. Year Built: **1966**
Age: **59**
Zoning: **MFD**
Gross Taxes: **\$4,029.29**
For Tax Year: **2024**
Tax Inc. Utilities?: _____
Tour: _____

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

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

Reno. Year: **2024**
Rain Screen: _____
Metered Water: _____
R.I. Plumbing: _____

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

Legal: **STRATA LOT 1, 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, Guest Suite, In Suite Laundry, Shared Laundry, Storage, Wheelchair Access**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby, Waterfront Property**

Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main): **1,142**
Finished Floor (Above): **0**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **1,142 sq. ft.**
Unfinished Floor: **0**
Grand Total: **1,142 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: _____ Locker: **Yes**
Exposure: _____ Storeys in Building: **10**
Mgmt. Co's Name: **Pacific Quorum** Mgmt. Co's #: **604-685-3828**
Maint Fee: **\$869.57** Council/Park Apprv?: **No**
Maint Fee Includes: **Cable/Satellite, Garbage Pickup, Gardening, Heat, Hot Water, Management, Sewer, Snow removal**

Bylaws Restrictions: **Rentals Allwd w/Restrctns, Smoking Restrictions**

Restricted Age: _____ # of Pets: _____ Cats: **No** Dogs: **No**
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	Foyer	5'9" x 10'4"			x	1	Main	4	Yes
Main	Living Room	18'6" x 14'7"			x	2	Main	3	No
Main	Dining Room	10'5" x 9'10"			x	3			
Main	Kitchen	8'1" x 7'4"			x	4			
Main	Primary Bedroom	10'4" x 13'9"			x	5			
Main	Bedroom	10' x 9'10"			x	6			
		x			x	7			
		x			x	8			

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

Waterfront Living at Its Best! Experience the coveted West Vancouver lifestyle in this completely renovated (2024) 2-bedroom townhouse-style home on the seawall, crafted to perfection by Montgomery Design. This SE corner, main floor above ground gem offers stunning water views from every room and the ultimate convenience—2 parking spots right at your front door, no stairs or elevators needed! The Dolphin is one of WV's best buildings this unit is sure to impress with H/W floors, a gourmet kitchen with high-end Italian appliances, luxurious bathrooms with quartz and marble finishes. Enjoy direct seawall access, a lush common garden, free laundry, and a party room with panoramic views. Just steps to WV Rec Centre, Library, shopping, and more. This is the dream home you've been waiting for!