

Presented by:  
**Tom Hassan**  
 Prudential Sussex Realty - Tom Hassan  
 Phone: 604-925-2911 Cell: 604-809-9777  
 Email: [tom@tomhassan.com](mailto:tom@tomhassan.com)  
 Website: [www.tomhassan.com](http://www.tomhassan.com)

West Vancouver, Dundarave Residential Attached  
**# 901 2167 BELLEVUE AV, V7V 1C2** MLS# V932019 **Active**



List Price: \$799,500 Previous Price:

Subdiv/Complex: Frontage: Approx Yr Blt: 1971 PID: 003-108-252  
 Depth/Size: Type: Apartment/Condo  
 Lot SqFt: 0 Age at List Date: 41 Zoning: MFD  
 Exposure: Bedrooms: 2 Taxes: \$2,678 (2011)  
 Stories in Bldg: 10 Bathrooms: 2 If New GST/HST Incl:  
 Flood Plain: Full Baths: 2 Tax Incl Utilities:  
 Meas. Type: Half Baths: 0 Apprvl Reqd:  
 Fixtures Lsd:  
 Fixt Removed:  
 View: Y - Panoramic Water View

Style of Home: Corner Unit	Total Parking:	Covered Parking: 1
Construction: Concrete	Parking Access: Lane	
Foundation: Concrete Perimeter	Parking Facilities: Garage; Single	
Exterior: Concrete		
Rain Screen:	R/I Plumbing:	
Type of Roof: Other	Dist to Public Trans: 1 Block	Dist to School/Bus:
Renovations:	Units in Development: 27	Total Units in Strata:
Flooring:	Locker: Yes	
Water Supply: City/Municipal	Possession: IMMEDIATE	
Heat/Fuel: Hot Water, Baseboard	Title to Land: Freehold Strata	
No. of Fireplaces: 0	Seller's Interest: Registered Owner	
Fireplace Fuel:	Mortgage Info: \$0	
Outdoor Area: None		
Mngmt Co: Ascent Management	Property Disclosure: Y	
Mngmt Ph:	Bylaw Restrictions: Pets Not Allowed, Rentals Not Allowed	
	Maint Fee: \$520.25	

Maint Charge Incl: Caretaker, Management, Hot Water, Recreation Facility

Legal: PL VAS26 LT 63 DL 775 LD 36 THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS  
 Amenities: Elevator, In Suite Laundry, Pool: Outdoor  
 Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW

Site Influences: Central Location, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	15' X 11'8"						
Main F.	Dining	11'6 X 10'						
Main F.	Kitchen	10'4 X 8'						
Main F.	Master Bedroom	12' X 10'8"						
Main F.	Bedroom	11'8 X 9'						
Main F.	Conservatory	10' X 9'						

Floor Area (SqFt):		Total # Rooms:	6	Bathrooms	
Finished Floor Area Main:	1,092	Finished Levels:	1	1	4 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up:	0	Basement Area:	None	2	4 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Down:	0			3	; Ensuite: N
Finished Floor Area Bsmt:	0	Bsmt Height:	4		
Total Finished Floor Area:	1,092	Restricted Age:	5		
		# Pets / Cats; Dogs:	6		
Unfinished Floor Area:	0	# or % Rentals:	7		
Grand Total Floor Area:	1,092		8		

Listing Broker(s): Prudential Sus Rlty-Tom Hassan

Bellevue by the Beach. Stunning water views from this 2 bedroom SW corner unit in popular Vandemar West Bldg. Spacious rooms, 2 full bathrooms, ensuite laundry, enclosed balcony or den. Meticulously maintained and perfect as is or custom renovate to perfection. One block to seawall, seniors and recreation centre, library, shops and transportation. Amenities include: swimming pool, 2 elevators and on site caretaker. Rarely available semi penthouse level. Truly one of Dundarave Villages best view apartments at this price range.