



Presented by:
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Active
R2232741
 Board: V
 Apartment/Condo

401 2246 BELLEVUE AVENUE
 West Vancouver
 Dundarave
 V7V 1C6

Residential Attached
\$1,350,000 (LP)
 (SP)



Sold Date:
 Meas. Type: **Feet**
 Depth / Size (ft.):
 Lot Area (sq.ft.): **0.00**
 Flood Plain:
 Council Apprv?:
 Exposure: **Southwest**
 If new, GST/HST inc?:
 Mgmt. Co's Name:
 Mgmt. Co's Phone:
 View: **Yes: City and Ocean**
 Complex / Subdiv: **The Dolphin**
 Services Connected: **Electricity, Sanitary Sewer, Water**

Frontage (feet):
 Frontage (metres):
 Bedrooms: **1**
 Bathrooms: **1**
 Full Baths: **1**
 Half Baths: **0**
 Maint. Fee: **\$392.80**

Original Price: **\$1,350,000**
 Approx. Year Built: **1966**
 Age: **52**
 Zoning: **APT**
 Gross Taxes: **\$2,163.46**
 For Tax Year: **2017**
 Tax Inc. Utilities?:
 P.I.D.: **003-350-436**
 Tour:

Style of Home: Inside Unit Construction: Other Exterior: Concrete, Other Foundation: Concrete Perimeter Rain Screen: Renovations: Completely Water Supply: City/Municipal Fireplace Fuel: Fuel/Heating: Other Outdoor Area: Balcony(s) Type of Roof: Other	Reno. Year: 2016 R.I. Plumbing: R.I. Fireplaces: # of Fireplaces: 0	Total Parking: 1 Covered Parking: 1 Parking Access: Front Parking: Garage; Underground Locker: Y Dist. to Public Transit: 1 block Units in Development: 35 Title to Land: Freehold Strata Property Disc.: Yes Fixtures Leased: : Fixtures Rmvd: : Floor Finish: Hardwood
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Maint Fee Inc: **Cable/Satellite, Heat, Management**
 Legal: **PL VAS95 LT 11 DL 554 LD 36. GROUP 1, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1.**
 Amenities: **Club House, Elevator, Garden, In Suite Laundry, Shared Laundry, Storage**

Site Influences: **Waterfront Property**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Microwave**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17'7 x 12'0			x			x
Main	Kitchen	12'2 x 9'0			x			x
Main	Dining Room	9'0 x 7'4			x			x
Main	Bedroom	13'8 x 10'3			x			x
Main	Laundry	2'8 x 1'10			x			x
Main	Foyer	7'6 x 5'0			x			x
Main	Den	11'1 x 5'10			x			x
					x			x
					x			x
					x			x

Finished Floor (Main): 865 Finished Floor (Above): 0 Finished Floor (Below): 0 Finished Floor (Basement): 0 Finished Floor (Total): 865 sq. ft.	# of Rooms: 7 # of Kitchens: 1 # of Levels: 1 Craw/Bsmt. Height: Restricted Age: 19+ # of Pets: Cats: N Dogs: N # or % of Rentals Allowed: Bylaw Restrict: Pets Not Allowed, Rentals Not Allowed, Smoking Restrictions Basement: None	Bath: 1 Floor: Main # of Pieces: 3 Ensuite?: No	Outbuildings Barn: Workshop/Shed: Pool: Garage Sz: Door Height:
Unfinished Floor: 0 Grand Total: 865 sq. ft.			

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

Completely renovated to perfection 1 bedroom den apartment w/ panoramic views UBC to Vancouver Island to Dundarave Pier from all rooms. Open design kitchen living and dining w/ custom kitchen featuring stainless steel appliances, new white cabinetry, wine fridge, granite countertops, entertainment island w/ room for 4 bar stools. Stunning bathroom w/ multi-spray level walk-in shower heated floors, white cabinetry. refinished original solid Oak hardwood floors, new hot water baseboard heaters, professional lighting and coffered ceilings, California shutters throughout, new doors, cozy den for home office and new W/D. The Dolphin is one of the best managed and maintained building in West Van. Private entrance to seawall from the building. Walk to all of WV best amenities.