



Presented by:

**Tom Hassan**

Royal LePage Sussex - Tom Hassan

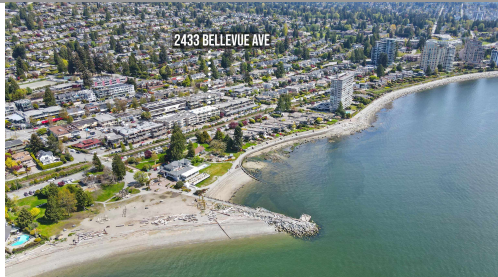
Phone: 604-809-9777

http://www.tomhassan.com

tomhassan@gmail.com

**Active**  
**R2702851**Board: V  
Apartment/Condo**207 2433 BELLEVUE AVENUE**West Vancouver  
Dundarave  
V7V 1E1

Residential Attached

**\$1,699,000** (LP)   
(SP) 

Sold Date: If new, GST/HST inc?: Original Price: **\$2,388,000**  
 Meas. Type: **Feet** Bedrooms: **2** Approx. Year Built: **1986**  
 Frontage(feet): Bathrooms: **2** Age: **36**  
 Frontage(metres): Full Baths: **2** Zoning: **MFD**  
 Depth / Size (ft.): Half Baths: **0** Gross Taxes: **\$4,090.77**  
 Sq. Footage: **0.00** For Tax Year: **2021**  
 Flood Plain: P.I.D.: **005-691-192** Tax Inc. Utilities?:  
 View: **Yes : Panoramic unobstructed water** Tour: **Virtual Tour URL**  
 Complex / Subdiv: **Bellevue Sunset**  
 First Nation Reserve:  
 Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Water**  
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **2 Storey**  
 Construction: **Frame - Wood**  
 Exterior: **Stucco**  
 Foundation: **Concrete Perimeter**

Renovations:  
 # of Fireplaces: **1** R.I. Fireplaces:  
 Fireplace Fuel: **Gas - Natural**  
 Fuel/Heating: **Electric**  
 Outdoor Area: **Sundeck(s)**  
 Type of Roof: **Other**

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

Total Parking: **2** Covered Parking: **2** Parking Access: **Lane**  
 Parking: **Garage Underbuilding**  
 Dist. to Public Transit: **1 block** Dist. to School Bus: **2 blocks**  
 Title to Land: **Freehold Strata**  
 Property Disc.: **Yes**  
 Fixtures Leased: **No**  
 Fixtures Rmvd: **No**  
 Floor Finish: **Wall/Wall/Mixed**

Legal: **STRATA LOT 16 PLAN VAS1793, DISTRICT LOT 555, 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 OR V, AS APPROPRIATE**

Amenities: **Elevator, In Suite Laundry, Storage**Site Influences: **Central Location, Lane Access, Recreation Nearby, Shopping Nearby**

Features:

Finished Floor (Main): <b>1,450</b>	Units in Development: <b>19</b>	Tot Units in Strata:	Locker: <b>Yes</b>
Finished Floor (Above): <b>0</b>	Exposure:	Storeys in Building: <b>3</b>	
Finished Floor (AbvMain2): <b>0</b>	Mgmt. Co's Name: <b>Tribe Management</b>	Mgmt. Co's #:	
Finished Floor (Below): <b>0</b>	Maint Fee: <b>\$907.26</b>	Council/Park Apprv?:	
Finished Floor (Basement): <b>0</b>	Maint Fee Includes: <b>Management, Water</b>		
Finished Floor (Total): <b>1,450 sq. ft.</b>			
Unfinished Floor: <b>0</b>			
Grand Total: <b>1,450 sq. ft.</b>	Bylaws Restrictions: <b>Pets Not Allowed, Rentals Not Allowed</b>		

Suite:	Restricted Age:	# of Pets:	Cats: <b>No</b>	Dogs: <b>No</b>
Basement: <b>Fully Finished, Separate Entry</b>	# or % of Rentals Allowed:			
Crawl/Bsmt. Ht:	Short Term(<1yr)Rnt/Lse Alwd?: <b>No</b>			
# of Kitchens: <b>1</b>	Short Term Lse-Details:			

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Below	Foyer	5'10" x 7'3"	Above	Laundry	5' x 4'	1	Main	3	Yes
Above	Living Room	21'1" x 17'2"			x	2	Main	4	No
Above	Dining Room	12'2" x 10'11"			x	3			
Above	Kitchen	10'6" x 8'6"			x	4			
Above	Den	7'7" x 7'1"			x	5			
Above	Master Bedroom	11'6" x 16'8"			x	6			
Above	Bedroom	9'3" x 10'4"			x	7			
Above	Conservatory	20'9" x 6'1"			x	8			

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

**Penthouse Dundarave Village Lifestyle with panoramic unobstructed close-in water views! 1st time offered in 35 years and rare to find anything in the Bellevue Sunset Building. One of a kind 2 bdrm + den is 1450 square feet with spacious open plan living, gas fireplace with oversized 226 sq.ft. patio with electric covered awning. 2nd N facing patio, skylights, 2 full bathrooms, 2 parking, storage lockers, barbecue ok, no pets. Great downsizer. Bellevue Sunset is well managed with \$150,000+ in Strata Contingency. Walk to WV's best amenities, minutes to Dundarave Village, waterfront + seawall, shops, restaurants, IGA groceries, transporation. Enjoy the waterfront lifestyle in Dundarave Village. A must see!**