Presented by:

Tom Hassan

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West Vancouver, Dundarave MLS# V985792 Residential Attached									
# 805 2150 BELLEVUE AV, V7V 1C3 Active									
3-27 No. 199		List Price:	\$675,000) Prev	ious Price:	:			
Contraction of the second s									
S AL		Subdiv/Complex Frontage:	Subdiv/Complex: The Bellevue Frontage: Approx Yr Blt: 1971 PID:						011-468-980
		Depth/Size:		Appi	UX TI DIL.	19		Туре:	Apartment/Condo
		Lot SqFt:	0	-	at List Dat	te: 42		Zoning:	MFD
E PAR		Exposure: Stories in Bldg:	9		rooms:	2		Taxes: If New GST/HST Incl	\$1,582 (2012)
ALL ZHIP	N N N	Flood Plain:	9		Baths:	1 1		Tax Incl Utilities:	
		Meas. Type:		Half	Baths:	0		Apprvl Reqd:	
		Fixtures Lsd: Fixt Removed:							
S SECTES TRAN	1.56 000000000000000000000000000000000000	View:	Y - Panora	amic harbou	r and Vai	n Islan	d view		
Style of Home:	1 Storey, Corner Un	it		Total Parking		1		Covered Parking:	1
Construction:	Concrete			Parking Access:		Lane			1
Foundation:	Concrete Perimeter			Parking Facili	ties:	Garage	e Under	building	
Exterior: Rain Screen:	Concrete	R/I Plumbing:							
Type of Roof:	Tar & Gravel			Dist to Public	Trans:	1 Block	<	Dist to School/Bus	S:
Renovations:	Completely	Reno Year:		Units in Deve				Total Units in Stra	ata:
Flooring: Water Supply:	City/Municipal			Locker: Possession:		Yes			
Heat/Fuel:	Natural Gas, Hot Wa	ter		Title to Land:	I	Undivid	ded Inte	erest	
No. of Fireplaces: O		R/I Fireplaces:		Seller's Interest:		Registered Owner			
Fireplace Fuel: Outdoor Area:	Balcony(s)			Mortgage Inf	D: 5	\$0			
	(Property Disc	losure:	Y			
Mngmt Co:	AMG Inc.			Bylaw Restric	tions: I	Pets Al	lowed \	w/Rest., Rentals Al	lowed
Mngmt Ph:		Maint Fee:	\$376.02						
Maint Charge Incl: Heat, Hot Water, Management, Garbage Pickup, Gardening Legal: PL VAP4595 LT 6 BLK 7 DL 775 LD 36 VAP4595, SUBSIDY LOT 13, DISTRICT LOT 775, GROUP, Amenities: Features Incl:									
Site Influences: Lane Access, Central Location, Shopping Nearby									
Main F. Dinin Main F. Kitch	g Room 18' g 8' en 7' er Bedroom 17'	nsions Floor X 11' X 7' X 7' X 10' X 9'	<u>Type</u>		<u>Dimension</u>	<u>2:</u>	<u>Floor</u>	<u>Type</u>	<u>Dimensions</u>
	*>	Tatal // Daama				D			
Floor Area (SqF Finished Floor Area		Total # Rooms: Finished Levels:	5 1			<u>Ba</u> 1	athroon 4 Piec	<u>ns</u> ce; Ensuite: N; Leve	el: Main F.
Finished Floor Area		Basement Area:	None			2		uite: N	
Finished Floor Area Finished Floor Area		Bsmt Height:				3 4	; Ensı	uite: N	
Total Finished Floor		Restricted Age:				4 5			
		# Pets / Cats; Dogs	: / Cats: Y	'es; Dogs: No		6			
Unfinished Floor Area: 0 #		# or % Rentals:					7 8		
Listing Broker(s):	Prudential Sus RIty-	Tom Hassan				0			
Rentals Allowed! Gorgeous water views from all rooms. Completely updated 2 bdrm corner unit with open plan, expansive windows, ample storage throughout and private corner balcony that boasts beautiful south and southwest water, Grouse Mt. and Van Island views. Crown moulding, roller blinds, crushed glass bdrm doors w/ mirrored sliding closet doors. Amazing ktchn w/ granite counters, hand blown glass cupboard doors, Miele DW, glass top range, side by side fridge doors and new Miele washer and dryer. Located in prime Dundaravesteps to the Sea Wall, Senior and Rec Centre and transportation and shopping. What a lifestyle! Rent it as investment and move in when you're ready to sell your houseso many options!									