

Presented by:
Tom Hassan
 Prudential Sussex Realty - Tom Hassan
 Phone: 604-925-2911 Cell: 604-809-9777
 Email: tom@tomhassan.com
 Website: www.tomhassan.com

West Vancouver, Ambleside **MLS# V1091249** Residential Detached
1846 BELLEVUE AV, V7V 1B4 **Active**



List Price: \$2,398,000

Complex/Subdiv:

Frontage: 53.00 ft Bedrooms: 2 PID: 006-506-356
 Depth/Size: 45x53x44 Bathrooms: 2 Type: House/Single Family
 Lot Area SqFt: 2233.00 Full Baths: 2 Approx Yr Blt: 1987
 Rear Yard Exp: Half Baths: 0 Age at List Date: 27
 Meas Type: Feet If New GST/HST Incl: Taxes: \$5,804 (2013)
 Flood Plain: Zoning: SFD
 View: Y - Panoramic close in waterfront views of Vancouver Harbour
 Serv. Connected: Electricity, Natural Gas, Sanitary Sewer, Water

| | |
|----------------------------------|---|
| Style of Home: 3 Storey | Total Parking: Covered Parking: 2 |
| Construction: Frame - Wood | Parking Access: Front |
| Foundation: Concrete Perimeter | Parking Facilities: Other |
| Exterior: Stucco | |
| Rainscreen: | R/I Plumbing: Dist to Public Trans: Dist to School Bus: |
| Type of Roof: Other | Possession: |
| Renovations: | Reno Year: Title to Land: Freehold NonStrata |
| Flooring: Wall/Wall/Mixed | Seller's Interest: Registered Owner |
| Water Supply: City/Municipal | Mortgage Info: \$0 |
| Heat/Fuel: Radiant, Hot Water | |
| No. of Fireplaces: 3 | R/I Fireplaces: Property Disclosure: Y |
| Fireplace Fuel: Gas - Natural | Out Buildings: |
| Outdoor Area: Patio(s) & Deck(s) | |
| Pad Rental: | |
| Fixtures Leas: N | |
| Fixt Removed: | |

Legal: PL VAS1412 LT 2 DL 775 LD 36 WITH AN INTEREST IN THE COMMONPROPERTY IN PROPORT
 Amenities:
 Site Influences:
 Features Incl:

| Floor | Type | Dimensions | Floor | Type | Dimensions | Floor | Type | Dimensions |
|---------|----------------|--------------|-------|---------|-------------|-------|------|------------|
| Main F. | Living Room | 23'2 X 11'11 | Below | Utility | 7'10 X 4'10 | | | X |
| Main F. | Dining | 15'4 X 11'10 | | | X | | | X |
| Main F. | Kitchen | 9'10 X 9'6 | | | X | | | X |
| Above | Master Bedroom | 16'1 X 12'0 | | | X | | | X |
| Below | Family Room | 12'6 X 12'4 | | | X | | | X |
| Below | Den | 12'2 X 8'8 | | | X | | | X |
| Below | Bedroom | 12'6 X 11'10 | | | X | | | X |
| Below | Foyer | 5'4 X 4'10 | | | X | | | X |
| Below | Laundry | 8'7 X 8'5 | | | X | | | |
| Below | Storage | 8'3 X 6'6 | | | X | | | |

| | | |
|----------------------------------|-------------------------------|-------------------------------------|
| Floor Area (SqFt): | | Bathrooms |
| Main Floor Area SqFt: 874 | Total # Rooms: 11 | 1 3 Piece; Ensuite: N; Level: Below |
| Finished Floor Up SqFt: 623 | # Kitchens: 1 | 2 5 Piece; Ensuite: Y; Level: Above |
| Finished Floor Down: 716 | Finished Levels: 3 | 3 |
| Finished Floor Bsmt SqFt: 0 | Crawl/Bsmt Height: 4 | 4 |
| Total Finished Floor SqFt: 2,213 | Basement Area: Fully Finished | 5 |
| | | 6 |
| Unfinished Floor: 108 | Suite: | 7 |
| Grand Total Floor Area: 2,321 | | 8 |

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

One of a kind! One of the only detached semi-waterfront homes on the south-side of Bellevue in this highly desirable location. Stylish contemporary design 3 level 3 bedroom home with one of the most amazing close-in waterfront views. Vaulted ceilings, floor to ceiling glass, open patios. Main floor features marble floors, open kitchen dining area and separate living room. Top floor is a master suite with stunning water views. Great alternative for downsizers who don't want condo living. Well maintained w/ many updates including new roof, rain screening. Attached 2 car garage, easy care garden. Enjoy living by the sea watching the cruiseships and sunsets. Ambleside lifestyle at its finest within blocks of WVans best amenities.