



Presented by:

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Active
R2578132
Board: V
Apartment/Condo

212 1355 BELLEVUE AVENUE

West Vancouver
Ambleside
V7T 0B4

Residential Attached
\$1,698,000 (LP)
(SP)



Sold Date:	Frontage (feet):	Original Price: \$1,698,000
Meas. Type:	Frontage (metres):	Approx. Year Built: 2018
Depth / Size (ft.):	Bedrooms: 2	Age: 3
Lot Area (sq.ft.): 0.00	Bathrooms: 2	Zoning: MFD
Flood Plain:	Full Baths: 2	Gross Taxes: \$5,398.86
Council Apprv?:	Half Baths: 0	For Tax Year: 2020
Exposure:	Maint. Fee: \$1,100.00	Tax Inc. Utilities?:
If new, GST/HST inc?:		P.I.D.: 030-339-634
Mgmt. Co's Name: AWM Alliance		Tour: Virtual Tour URL
Mgmt. Co's Phone: 604-685-3227		
View: No :		
Complex / Subdiv: Grosvenor Ambleside		
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Water		
Sewer Type: City/Municipal		

Style of Home: 1 Storey	Total Parking: 1	Covered Parking: 1	Parking Access: Front
Construction: Concrete	Parking: Garage; Underground		Locker:
Exterior: Concrete, Other, Wood			Dist. to School Bus:
Foundation: Concrete Perimeter	Reno. Year:	Dist. to Public Transit:	Total Units in Strata:
Rain Screen:	R.I. Plumbing:	Units in Development:	
Renovations:		Title to Land: Freehold Strata	
Water Supply: City/Municipal	Metered Water:	Property Disc.: Yes	
Fireplace Fuel:	R.I. Fireplaces:	Fixtures Leased: No :	
Fuel/Heating: Forced Air, Radiant	# of Fireplaces: 0	Fixtures Rmvd: :	
Outdoor Area: Balcony(s)		Floor Finish:	
Type of Roof: Other			

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Recreation Facility, Sewer, Water**
 Legal: **STRATA LOT 12, PLAN EPS4754, DISTRICT LOT 237, 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 V**
 Amenities: **Exercise Centre, In Suite Laundry, Concierge**

Site Influences: **Recreation Nearby, Shopping Nearby**
 Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'9 x 14'9			x			x
Main	Dining Room	14'9 x 9'8			x			x
Main	Kitchen	11'10 x 8'6			x			x
Main	Master Bedroom	11'3 x 13'1			x			x
Main	Bedroom	9' x 9'11			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 1,367	# of Rooms: 5	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	Crawl/Bsmt. Height:			1	Main	4	No	Barn:
Finished Floor (Below): 0	Restricted Age:			2	Main	5	Yes	Workshop/Shed:
Finished Floor (Basement): 0	# of Pets: 2	Cats: Yes	Dogs: Yes	3				Pool:
Finished Floor (Total): 1,367 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaws: Pets Allowed w/Rest., Rentals Allwd w/Restrctns			5				Grg Dr Ht:
Unfinished Floor: 0	Basement: None			6				
Grand Total: 1,367 sq. ft.				7				
				8				

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

Grosvenor Ambleside. One of the finest buildings in West Van. Best Priced unit in Phase 1 and 2. Sophisticated, luxurious elegant beachfront residence provides you with fantastic West Coast lifestyle. First owner in Phase 1 selected this rare floor plan as it is one of largest 1 bedroom and den or use as 2 bedroom. House size living-kitchen-dining and covered 300 sq.ft. patio with mountain views. Den can easily be changed to 2nd bedroom. High-end appliances such as sub-zero, wolf, miele, engineered oak floors, A/C, automated blinds, Italian marble and so much more. Feel like you live in a resort with 24hr concierge, an amenities room with full gym, and the seawall, shops and restaurants at your door. Pets and rentals ok w/ restrictions. Last unit sold for \$1754 psf. Incredible value!