



Presented by:
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Active
R3066152
Board: V
Apartment/Condo

102 2246 BELLEVUE AVENUE

West Vancouver
Dundarave
V7V 1C6

Residential Attached

\$2,139,000 (LP)
(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: \$2,139,000
Meas. Type: Feet	Bedrooms: 2	Approx. Year Built: 1966
Frontage(feet):	Bathrooms: 2	Age: 59
Frontage(metres):	Full Baths: 2	Zoning: MFD
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$4,029.29
Sq. Footage: 0.00		For Tax Year: 2024
Flood Plain:	P.I.D.: 003-350-118	Tax Inc. Utilities?:
View: Yes :Jaw Dropping Waterfront!		Tour: Virtual Tour URL
Complex / Subdiv: The Dolphin		
First Nation		
Services Connctd: Electricity, Sanitary Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **1 Storey, Corner Unit**
Construction: **Concrete**
Exterior: **Concrete**
Foundation: **Concrete Perimeter**

Renovations: **Completely**
of Fireplaces: R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Baseboard, Hot Water**
Outdoor Area: **Balcony(s)**
Type of Roof: **Other**

Total Parking: **2** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Double**
Dist. to Public Transit: **1 block** Dist. to School Bus: **3 blocks**
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Hardwood**

Legal: **STRATA LOT 1, PLAN VAS95, DISTRICT LOT 554, 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**

Amenities: **Bike Room, Elevator, Garden, Guest Suite, In Suite Laundry, Shared Laundry, Storage, Wheelchair Access**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby, Waterfront Property**
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main): 1,142	Units in Development: 35	Tot Units in Strata:	Locker: Yes
Finished Floor (Above): 0	Exposure:	Storeys in Building: 10	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: Pacific Quorum	Mgmt. Co's #: 604-685-3828	
Finished Floor (Below): 0	Maint Fee: \$869.57	Council/Park Apprv?: No	
Finished Floor (Basement): 0	Maint Fee Includes: Cable/Satellite, Garbage Pickup, Gardening, Heat, Hot Water, Management, Sewer, Snow removal		
Finished Floor (Total): 1,142 sq. ft.			
Unfinished Floor: 0			
Grand Total: 1,142 sq. ft.	Bylaws Restrictions: Pets Not Allowed, Rentals Allwd w/Restrctns, Smoking Restrictions		

Suite:
Basement: **None**
Crawl/Bsmt. Ht: # of Levels: **1**
of Kitchens: **1** # of Rooms: **6**

Restricted Age: # of Pets: Cats: **No** Dogs: **No**
or % of Rentals Allowed:
Short Term (<1yr)Rnt/Lse Alwd?: **No**
Short Term Lse-Details:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Foyer	5'9' x 10'4			x	1	Main	4	Yes
Main	Living Room	18'6 x 14'7			x	2	Main	3	No
Main	Dining Room	10'5 x 9'10			x	3			
Main	Kitchen	8'1 x 7'4			x	4			
Main	Primary Bedroom	10'4 x 13'9			x	5			
Main	Bedroom	10' x 9'10			x	6			
		x			x	7			
		x			x	8			

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

You can't get closer to the waterfront! Experience West Van Dundarave lifestyle in this completely renovated (2024) 2-bedroom 2 bthrm townhouse-style home on seawall, crafted to perfection by Montgomery Design. SE corner, main floor above ground offers stunning water views from every room and the ultimate convenience 2 parking spots at your front door, no stairs or elevator needed! The Dolphin is one of WV's best buildings with H/W floors, gourmet kitchen with high-end Italian appliances, luxurious bathrooms with quartz and marble finishes, insuite laundry. Direct seawall access from building, common garden, free laundry room, 2 storage spaces, party room with panoramic views. Steps to WV Rec Centre, village, shopping. Strata Contingency \$1M. This is a great managed building! A must see