


Presented by:
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West Vancouver, Dunderave Residential Attached
803 2203 BELLEVUE AV, V7V 4V7 **MLS# V1044555** **Sold**



List Price: **\$1,159,800** Previous Price: **Sold Price: \$1,145,000**
 Days on Market: 7 **Sold Date: 05-Feb-14**

Subdiv/Complex: **BELLEVUE PLACE**

Frontage:	Approx Yr Blt: 1988	PID: 012-079-260
Depth/Size:	Age at List Date: 26	Type: Apartment/Condo
Lot SqFt: 0	Bedrooms: 2	Zoning: MULTI
Exposure: NW	Bathrooms: 2	Taxes: \$3,694 (2013)
Stories in Bldg:	Full Baths: 2	GST/HST Incl?:
Flood Plain:	Half Baths: 0	Tax Incl Utilities:
Meas. Type:		Apprvl Reqd:
Fixtures Lsd:		
Fixt Removed:		
View: Y - WATER VIEW		

Style of Home: Corner Unit	Total Parking: 2	Covered Parking: 2
Construction: Concrete	Parking Access: Front	
Foundation: Concrete Perimeter	Parking Facilities: Garage Underbuilding	
Exterior: Concrete		
Rain Screen: Full	R/I Plumbing:	
Type of Roof: Other		
Renovations:	Reno Year:	Dist to Public Trans: 1 BLOCK
Flooring: Mixed		Units in Development:
Water Supply: City/Municipal	Locker: Yes	Dist to School/Bus:
Heat/Fuel: Baseboard	Possession: TBA	Total Units in Strata: 55
No. of Fireplaces: 0	Title to Land: Freehold Strata	
R/I Fireplaces:	Seller's Interest: Registered Owner	
Fireplace Fuel:	Mortgage Info: \$0	
Outdoor Area: Balcony(s)	Property Disclosure: Y	
Mngmt Co: STRATAWEST	Bylaw Restrictions: Pets Not Allowed, Rentals Not Allowed	
Mngmt Ph: 604-904-9595	Maint Fee: \$330.00	

Maint Charge Incl: **Caretaker, Gardening, Management**

Legal: **PL VAS2271 LT 21 DL 554 LD 36 THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS**
 Amenities: **None, Elevator, In Suite Laundry, Storage**
 Features Incl: **Clothes Washer/Dryer/Fridge/Stove/DW**

Site Influences: **Central Location, Shopping Nearby, Ski Hill Nearby**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Kitchen	13' X 8'						
Main F.	Living Room	17' X 12'						
Main F.	Dining	14' X 11'						
Main F.	Solarium	10' X 9'5"						
Main F.	Master Bedroom	15'2" X 11'9"						
Main F.	Bedroom	14' X 10'						

Floor Area (SqFt):	Total # Rooms: 6	Bathrooms
Finished Floor Area Main: 1,364	Finished Levels: 1	1 4 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Up: 0	Basement Area: None	2 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Down: 0		3
Finished Floor Area Bsmt: 0	Bsmt Height:	4
Total Finished Floor Area: 1,364	Restricted Age:	5
	# Pets / Cats; Dogs: / Cats: No; Dogs: No	6
Unfinished Floor Area: 0	# or % Rentals:	7
Grand Total Floor Area: 1,364		8

Listing Broker(s): **Prudential Sussex Realty(WVan)**

Bellevue Place close to Dunderave shops, the Rec Centre, the Library, and the Beach. Renovated 2 bedroom, 2 bathroom, southwest corner apartment with 2 parking spots. Feels home with views from Stanley Park, the Gulf Islands, to Lighthouse Park. Have it all. Open House 2-4 Sunday Feb 16th