



Presented by:
Micky Kandola
 Royal LePage - Wolstencroft
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Active
R2674905
 Board: V
 Apartment/Condo

1901 2203 BELLEVUE AVENUE

West Vancouver
 Dundarave
 V7V 4V4

Residential Attached

\$1,849,000 (LP)

(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$1,849,000**
 Meas. Type: Bedrooms: **2** Approx. Year Built: **1988**
 Frontage(feet): Bathrooms: **3** Age: **34**
 Frontage(metres): Full Baths: **2** Zoning: **RM2**
 Depth / Size (ft.): Half Baths: **1** Gross Taxes: **\$5,668.88**
 Sq. Footage: **0.00** For Tax Year:
 Flood Plain: P.I.D.: **012-079-561** Tax Inc. Utilities?:
 View: **Yes :panoramic ocean,city &mountain** Tour:
 Complex / Subdiv: **Bellevue Place**
 Services Connctd: **Electricity, Sanitary Sewer, Water**
 Sewer Type: Water Supply: **City/Municipal**

Style of Home: **Corner Unit**
 Construction: **Concrete**
 Exterior: **Concrete, Glass, Other**
 Foundation: **Concrete Perimeter**

Renovations:
 # of Fireplaces: **1** R.I. Fireplaces:
 Fireplace Fuel: **Electric**
 Fuel/Heating: **Baseboard, Electric**
 Outdoor Area: **Balcony(s)**
 Type of Roof: **Other**

Reno. Year:
 Rain Screen:
 Metered Water:
 R.I. Plumbing:

Total Parking: **2** Covered Parking: **2** Parking Access:
 Parking: **Garage; Underground**
 Dist. to Public Transit: **near** Dist. to School Bus: **near**
 Title to Land: **Freehold Strata**
 Property Disc.: **Yes**
 Fixtures Leased: :
 Fixtures Rmvd: :
 Floor Finish:

Legal: **THE CORPORATION OF THE DISTRICT WEST VANCOUVER PARCEL IDENTIFIER : 012-079-561 STRATA LOT 51 DISTRICT LOY 554 STRATA PLAN VR2271 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1**

Amenities: **Elevator, In Suite Laundry**

Site Influences:
 Features:

Finished Floor (Main): **1,674**
 Finished Floor (Above): **0**
 Finished Floor (AbvMain2): **0**
 Finished Floor (Below): **0**
 Finished Floor (Basement): **0**
 Finished Floor (Total): **1,674 sq. ft.**
 Unfinished Floor: **0**
 Grand Total: **1,674 sq. ft.**

Units in Development:
 Exposure:
 Mgmt. Co's Name: **Stratawest**
 Maint Fee: **\$677.89**
 Maint Fee Includes: **Garbage Pickup, Gardening, Heat, Management**

Tot Units in Strata:
 Storeys in Building:
 Mgmt. Co's #: **604-904-9595**
 Council/Park Apprv?:

Locker:

Suite:
 Basement: **None**
 Crawl/Bsmt. Ht: # of Levels: **1**
 # of Kitchens: **1** # of Rooms: **8**

Bylaws Restrictions: **Pets Not Allowed, Rentals Not Allowed**

Restricted Age: # of Pets: Cats: Dogs:
 # 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	9'6" x 6'2"			x	1	Main	5	Yes
Main	Living Room	18'5" x 26'			x	2	Main	4	No
Main	Dining Room	9'11" x 9'12"			x	3	Main	2	No
Main	Kitchen	9'6" x 17'7"			x	4			
Main	Master Bedroom	16'6" x 17'5"			x	5			
Main	Walk-In Closet	8'10" x 8'9"			x	6			
Main	Bedroom	11' x 14'4"			x	7			
Main	Den	9'4" x 8'10"			x	8			

Listing Broker(s): **Royal Pacific Lions Gate Realty Ltd.**

VIEWS AND SQUARE FOOTAGE! Fantastic opportunity to own this very spacious and extra large 1674 square foot 2 bedroom and den, 3 bathroom condo on the 19th floor which offers stunning and breathtaking 270 degree views of the ocean, city and the mountains in the sought after semi waterfront Dundarave location and on prestigious Bellevue Avenue and only one block away from the beach and the Seawall . There is only 2 suites on this floor and 2 floors below the penthouse and with TLC , this suite is a winner. One block to transportation and close to Pauline Johnson School, and Dundarave village. Open by appointment.



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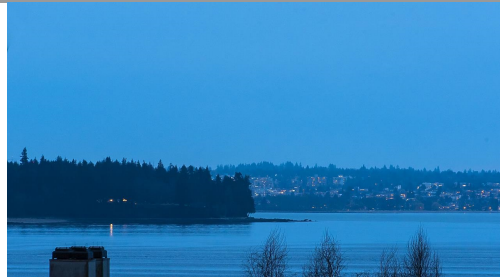
micky@therealtorwithsoul.com



Active
R2662718
 Board: V
 Townhouse

2175 ARGYLE AVENUE
 West Vancouver
 Dundarave
 V7V 1A5

Residential Attached
\$3,498,000 (LP)
 (SP)



Sold Date: If new, GST/HST inc?: **No** Original Price: **\$3,498,000**
 Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **2021**
 Frontage(feet): Bathrooms: **4** Age: **1**
 Frontage(metres): Full Baths: **3** Zoning: **RM-2**
 Depth / Size (ft.): Half Baths: **1** Gross Taxes: **\$0.00**
 Sq. Footage: **0.00** For Tax Year:
 Flood Plain: P.I.D.: **031-367-461** Tax Inc. Utilities?:
 View: **Yes :Ocean** Tour: **Virtual Tour URL**
 Complex / Subdiv:
 Services Connctd: **Natural Gas, Sanitary Sewer, Storm Sewer, Water**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **3 Storey**
 Construction: **Frame - Wood**
 Exterior: **Mixed**
 Foundation: **Concrete Perimeter**

Renovations:
 # of Fireplaces: **1** R.I. Fireplaces:
 Fireplace Fuel: **Gas - Natural**
 Fuel/Heating: **Heat Pump, Radiant**
 Outdoor Area: **Patio(s) & Deck(s)**
 Type of Roof: **Torch-On**

Reno. Year:
 Rain Screen:
 Metered Water:
 R.I. Plumbing:

Total Parking: **2** Covered Parking: **2** Parking Access:
 Parking: **Garage; Double**
 Dist. to Public Transit: **close** Dist. to School Bus: **close**
 Title to Land: **Freehold Strata**
 Property Disc.: **Yes**
 Fixtures Leased: :
 Fixtures Rmvd: :
 Floor Finish: **Hardwood**

Legal: **STRATA LOT 1 DISTRICT LOT 775 GROUP 1 NEW WESTMINSTER DISTRICTSTRATA PLAN EPS6008 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **Air Cond./Central, Elevator, Garden, In Suite Laundry**

Site Influences: **Central Location, Golf Course Nearby, Marina Nearby, Recreation Nearby, Shopping Nearby, Ski Hill Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main): **1,017**
 Finished Floor (Above): **1,017**
 Finished Floor (AbvMain2): **0**
 Finished Floor (Below): **1,025**
 Finished Floor (Basement): **0**
 Finished Floor (Total): **3,059 sq. ft.**
 Unfinished Floor: **0**
 Grand Total: **3,059 sq. ft.**

Units in Development: **3**
 Exposure:
 Mgmt. Co's Name:
 Maint Fee: **\$1,290.55**
 Maint Fee Includes: **Garbage Pickup, Gardening, Water**

Tot Units in Strata: **3** Locker:
 Storeys in Building:
 Mgmt. Co's #:
 Council/Park Apprv?:

Suite:
 Basement: **Fully Finished**
 Crawl/Bsmt. Ht: # of Levels: **3**
 # of Kitchens: **1** # of Rooms: **15**

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

of Pets: Cats: Dogs:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	18'9 x 20'2	Above	Bedroom	13'0 x 10'4	1	Main	2	No
Main	Dining Room	14'9 x 9'	Above	Walk-In Closet	5'4 x 8'2	2	Above	5	Yes
Main	Kitchen	14'2 x 14'9	Above	Bedroom	10'1 x 10'10	3	Above	4	Yes
Main	Family Room	13'6 x 10'11	Below	Laundry	9'8 x 7'6	4	Below	4	No
Main	Storage	4'10 x 2'9	Below	Office	10'11 x 11'9	5			
Above	Workshop	11'7 x 5'10	Below	Utility	6'6 x 11'9	6			
Above	Master Bedroom	13' x 20'4	Below	Recreation Room	18'3 x 29'8	7			
Above	Walk-In Closet	4'10 x 7'9			x	8			

Listing Broker(s): **VIRANI REAL ESTATE ADVISORS**

Gorgeous south facing Ocean views from this luxurious semi-water front brand new attached home located on this prime one block strip of Argyle Avenue. Elevator access to each floor make this home perfect for all ages with a stunning Roof top Deck, perfect to enjoy and entertain all year round. Top of the lines finishes on all three levels including Miele appliances, Hardwood Floors, AC, Control 4 Automation system, speakers and a private 2 car garage. The top floor boasts large rooms and plenty of space for your belongings with walk in closet in the master and extra storage throughout. Beautiful high end ensuite with no details left undone. The main floor is meant for entertaining with an open floor plan with yet another patio with ocean views. Amazing location within steps to the Seawall