



#302 – 2271 Bellevue Avenue Offered at \$1,298,000



Gorgeous views are enjoyed from this rare offering at the Rosemont. This original owner home offers 1,102 sq. ft. of living space with 2 bedrooms, 2 bathrooms, in-suite laundry and one of the largest decks in the complex. Bonus, oversized storage locker and 2 large parking spaces. This south facing unit is incredibly bright and ready for your renovation ideas. Direct access from Marine Drive to this unit's floor and just steps to the seawall, Dundarave and Ambleside. Truly a special location.



ERIC CHRISTIANSEN
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2479 BELLEVUE AVE, WEST VANCOUVER, BC V7V 1E1

Active
R3066086
 Board: V
 Apartment/Condo

302 2271 BELLEVUE AVENUE

West Vancouver
 Dundarave
 V7V 4X1

Residential Attached

\$1,298,000 (LP) 
 (SP) 



Sold Date: If new, GST/HST inc?: Original Price: **\$1,298,000**
 Meas. Type: **Feet** Bedrooms: **2** Approx. Year Built: **1994**
 Frontage(feet): Bathrooms: **2** Age: **31**
 Frontage(metres): Full Baths: **2** Zoning: **CD45**
 Depth / Size (ft.): Half Baths: **0** Gross Taxes: **\$3,305.08**
 Sq. Footage: **0.00** For Tax Year: **2025**
 Flood Plain: P.I.D.: **018-788-726** Tax Inc. Utilities?:
 View: **Yes : water & city** Tour:
 Complex / Subdiv: **The Rosemont**
 First Nation
 Services Connctd: **Electricity, Natural Gas, Water**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **1 Storey**
 Construction: **Concrete, Frame - Wood**
 Exterior: **Brick, Stucco**
 Foundation: **Concrete Perimeter**

Renovations:
 # of Fireplaces: **1** R.I. Fireplaces:
 Fireplace Fuel: **Gas - Natural**
 Fuel/Heating: **Hot Water, Natural Gas, Radiant**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
 Type of Roof: **Other**

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

Total Parking: **2** Covered Parking: **2** Parking Access: **Front**
 Parking: **Garage Underbuilding, Visitor Parking**
 Dist. to Public Transit: **Near** Dist. to School Bus: **Near**
 Title to Land: **Freehold Strata**
 Property Disc.: **No**
 Fixtures Leased: :
 Fixtures Rmvd: :
 Floor Finish: **Tile, Wall/Wall/Mixed**

Legal: **STRATA LOT 6, PLAN LMS1447, 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 OR V, AS APPROPRIATE**

Amenities: **Elevator, Guest Suite, In Suite Laundry, Storage**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby, Ski Hill Nearby**
 Features: **CithWsh/Dryr/Frdg/Stve/DW, Microwave**

Finished Floor (Main): 1,102	Units in Development: 27	Tot Units in Strata: 27	Locker: Yes
Finished Floor (Above): 0	Exposure: Southwest	Storeys in Building: 5	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: Korecki Real Estate Services	Mgmt. Co's #: 604-233-7772	
Finished Floor (Below): 0	Maint Fee: \$832.92	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Garbage Pickup, Gardening, Gas, Heat, Hot Water, Management, Snow removal, Water		
Finished Floor (Total): 1,102 sq. ft.			
Unfinished Floor: 0			
Grand Total: 1,102 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Not Allowed		

Suite:
 Basement: **None**
 Crawl/Bsmt. Ht: # of Levels: **1**
 # of Kitchens: **1** # of Rooms: **6**
 Restricted Age: # of Pets: **1** Cats: **Yes** Dogs: **Yes**
 # 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	Living Room	14'2 x 11'7			x	1	Main	4	Yes
Main	Dining Room	13'4 x 9'11			x	2	Main	3	No
Main	Kitchen	13'4 x 9'5			x	3			
Main	Primary Bedroom	15'1 x 13'11			x	4			
Main	Bedroom	10'11 x 8'9			x	5			
Main	Foyer	9'6 x 7'10			x	6			
		x			x	7			
		x			x	8			

Listing Broker(s): **Bellevue Realty Group**

Full video tour at www.ericchristiansen.com

All information contained herein is deemed to be accurate but should not be relied upon without verification.



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302 2271 Bellevue Avenue
West Vancouver, BC

LIVING AREA	1,102 SF
BALCONY	158 SF
CEILING HEIGHT	8'-6"



Valid Until: November 3, 2026



All dimensions are approximate and not suitable for architectural/construction use.
This is for marketing purposes only. The measurements are approximate within +/- 2%, E&O insured.
Total square footage might be kept consistent with strata plan. It might include unfinished area.
We have no guarantee or warranty of the degree of room titles. Area is calculated per ANSI Z765-2003 method.

Uplan.ca



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