

BUILDING BROCHURE

BELLE FLEUR

2243 Bellevue Ave. · Vancouver, BC V7V 1C5 · Dundarave



Scan to view online



1 FOR SALE
FROM \$1,425,000

1 SOLD · 12 MO
\$3,200,000–\$3,200,000

12-MO SOLD TREND
4.9

Unit Mix

1 Bedroom

1 unit
1,242 – 1,242 sf
from \$1,425,000

2 Bedroom

2 units
1,788 – 1,896 sf
from \$3,050,000

For Sale in Belle Fleur & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$1,425,000	1 / 2	1242 sf	\$1,147	1 2243 BELLEVUE AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$3,200,000	2 / 2ba	1788 sf	\$1,790	2026-06-22
\$3,050,000	2 / 2ba	1896 sf	\$1,609	2023-07-07

Value & Financing

Price Positioning

\$1147 /sq ft

Active listings here average **\$1147/sf** vs **\$1137/sf** across Dundarave.

In line with the area

Mortgage Snapshot

\$6,825 /mo

Entry price (from) **\$1,425,000**

20% down payment **\$285,000**

Rate / amortization **5.24% · 25 yr**

Estimate only — not a lending offer. Rate illustrative;
confirm with your mortgage advisor.

YEAR BUILT 1992	LEVELS 8	SUITES 7	CONSTRUCTION Other
EXTERIOR Mixed	TITLE TO LAND Freehold Strata	STRATA PLAN LMS526	MANAGEMENT Confidential

Overview

Belle Fleur - 2243 Bellevue Avenue West Vancouver, BC V7V 1C5, Canada. Strata Plan LMS526 - Located in the popular area of Dundarave in West Vancouver on Marine Drive and Fulton Avenue. This is a convenient location that is close to transit, restaurants, coffee shops, Park Royal Shopping Centre, the seawall, beach, recreation, parks, medical service and much more! Quick access to major transportation routes including the Lions Gate Bridge allows an easy commute to surrounding destinations including Downtown Vancouver, North Vancouver and YVR. Belle Fleur offers one suite per floor with seven homes in total built in 1992 and are self-managed.

Most homes feature plush carpeting, designer doors with brass hardware, designer light fixtures, walk-in closets with mirrored doors and closet organizers, soundproofing, marble floor to ceiling gas fireplaces, ensuite laundry and large ceramic tiles balconies that boast beautiful ocean, city and mountain views. Elegant bathrooms feature marble countertops, Kohler bathroom fixtures, chrome and gold faucets, marble tiled floors, soaker tubs and a shower in the ensuite. Gourmet kitchens feature luxury granite countertops, Kohler porcelain sink and faucets, designer kitchen cabinets, ceramic tile floors and a full Jenn-air line of kitchen appliances that includes: wall oven, microwave, cooktop, rangehood, double door fridge, dishwasher, trash compactor and garburator.

Belle Fleur is quality built with fine detail and finishing with beautiful features including a granite tiled lobby, granite building exterior and lush landscaping. Residents will feel safe and secure with features including a secure coded elevator, video intercom entry system, roughed-in security systems in each home, secured underground parking and storage lockers. This is a sought after location with luxury condo living at its best - Live at Belle Fleur!

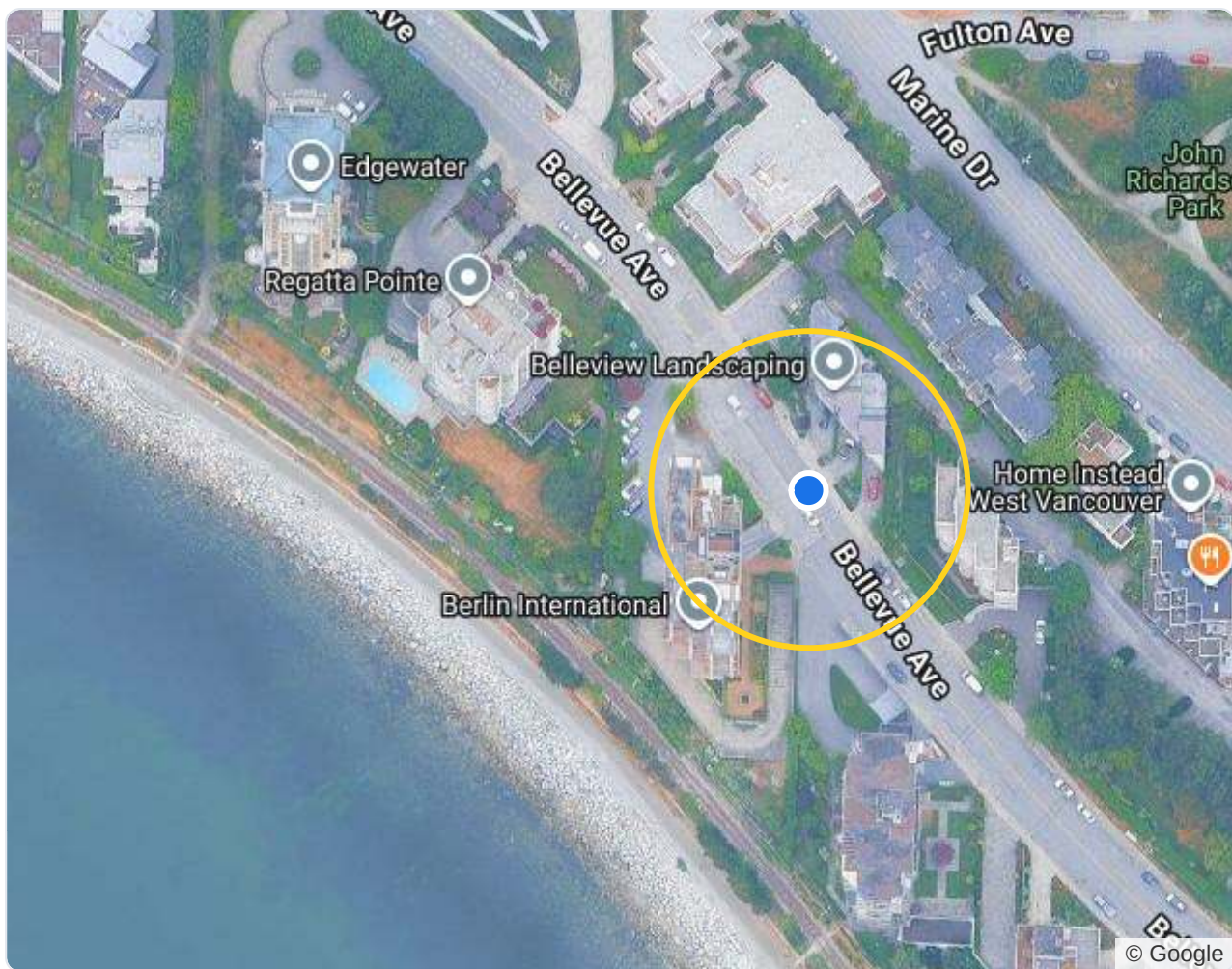
Amenities & Features

- ✓ Elevator
- ✓ Storage
- ✓ In Suite Laundry

Maintenance Fees Include

- ✓ Management

Location



Les Twarog

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