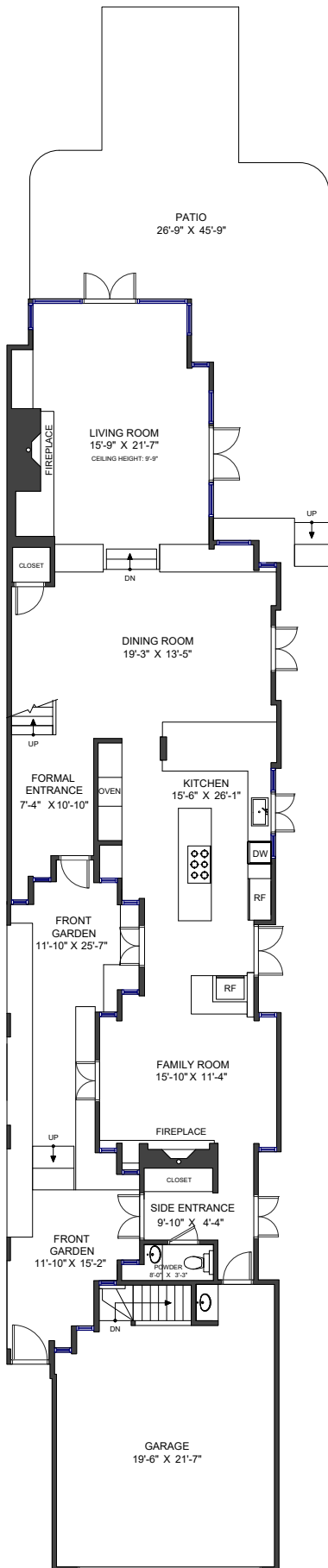
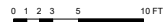


2446 Bellevue Avenue
West Vancouver, BC

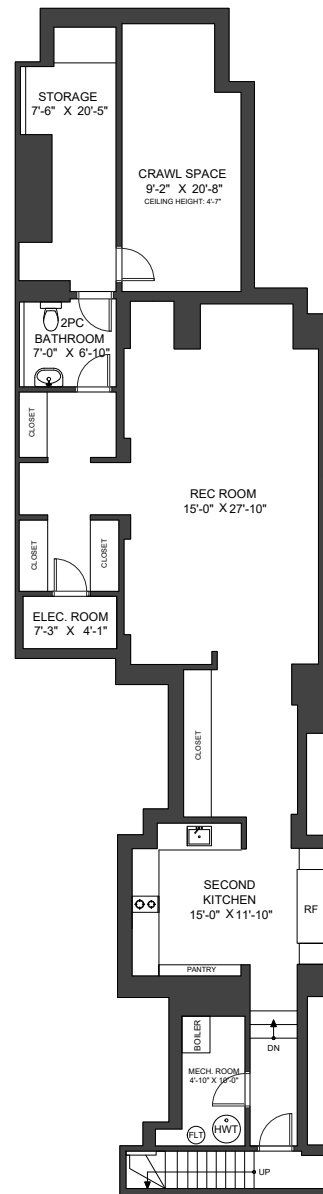
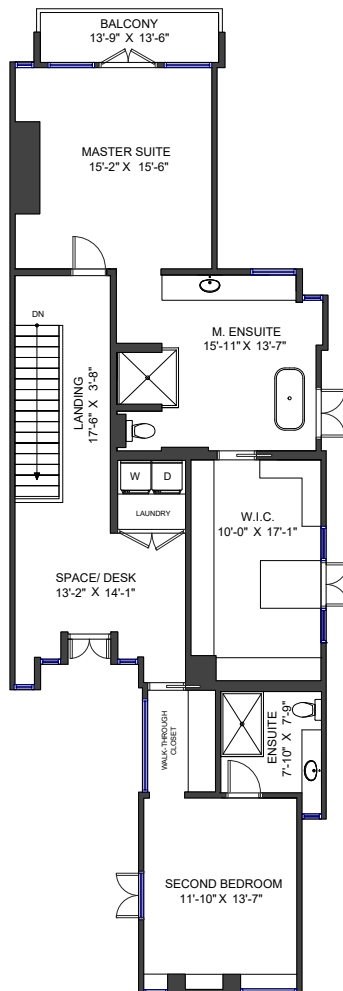
LIVING AREA	4,172 SF	AUXILIARY AREA	2,070 SF
MAIN FLOOR	1,594 SF	FRONT GARDEN	407 SF
UPPER FLOOR	1,333 SF	PATIO	715 SF
LOWER FLOOR	1,245 SF	GARAGE	504 SF
		BALCONY	59 SF
		CRAWL SPACE	213 SF
		STORAGE	172 SF



Main Floor
Ceiling Height: 8'-4"



Upper Floor
Ceiling Height: 8'



Lower Floor
Ceiling Height: 7'



Valid Until: September 5, 2025

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.