



Presented by:  
**Mylyne Santos PREC\***

Stonehaus Realty Corp.  
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**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**