

Presented by:

Mylyne Santos PREC*

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R2662718 Board: V

Renovations:

of Fireplaces: 1

Fireplace Fuel: Gas - Natural

2175 ARGYLE AVENUE

West Vancouver

Dundarave V7V 1A5

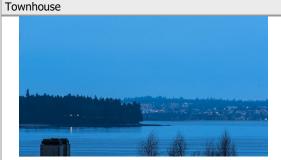
Residential Attached

Cats:

Dogs:

\$3,498,000 (LP)

(SP) M



R.I. Fireplaces:

Sold Date: If new, GST/HST inc?: No Original Price: \$3,498,000 **Feet** Bedrooms: 3 Meas. Type: Approx. Year Built: 2021 Frontage(feet): Bathrooms: 4 Age: 1 Full Baths: 3 Frontage(metres): Zoning: RM-2 Half Baths: 1 Depth / Size (ft.): Gross Taxes: \$0.00

of Pets:

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

Total Parking: 2 Covered Parking: 2 Parking Access: Style of Home: 3 Storey

Parking: Garage; Double Construction: Frame - Wood Dist. to Public Transit: close Dist. to School Bus: close Exterior: Mixed

Title to Land: Freehold Strata Foundation: **Concrete Perimeter**

Property Disc.: Yes Reno. Year: Fixtures Leased: Rain Screen: Metered Water: Fixtures Rmvd: R.I. Plumbing:

Fuel/Heating: **Heat Pump, Radiant** Floor Finish: Hardwood Outdoor Area: Patio(s) & Deck(s)

Type of Roof: Torch-On

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 Legal:

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 Units in Development: 3 Tot Units in Strata: 3 Locker: Finished Floor (Above): 1,017 Exposure: Storeys in Building: Finished Floor (AbvMain2): O Mgmt. Co's Name: Mgmt. Co's #:

Finished Floor (Below): 1,025 Maint Fee: \$1,290.55 Council/Park Apprv?: O

Finished Floor (Basement): Maint Fee Includes: Garbage Pickup, Gardening, Water

Finished Floor (Total): 3,059 sq. ft. Unfinished Floor:

Grand Total: 3,059 sq. ft. Bylaws Restrictions: Pets Allowed, Rentals Allowed

Restricted Age: Suite:

or % of Rentals Allowed: Basement: Fully Finished

Crawl/Bsmt. Ht: # of Levels: 3 Short Term(<1yr)Rnt/Lse Alwd?: No Short Term Lse-Details: # of Kitchens: 1 # of Rooms: 15

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

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