

Presented by:

Mylyne Santos PREC*

Stonehaus Realty Corp.
Phone: 604-723-2000
http://www.mylyne.com
info@mylyne.com

Active
R2626918

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: **2** 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	Units in Development: 3	Tot Units in Strata: 3	Locker:
Finished Floor (Above): 1,017	Exposure:	Storeys in Building:	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name:	Mgmt. Co's #:	
Finished Floor (Below): 1,034	Maint Fee: \$1,290.55	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Garbage Pickup, Gardening, Water		
Finished Floor (Total): 3,068 sq. ft.			
Unfinished Floor: 0			
Grand Total: 3,068 sq. ft.	Bylaws Restrictions: Pets Allowed, Rentals Allowed		
Suite:	Restricted Age:	# of Pets:	Cats: Dogs:
Basement: Fully Finished	# or % of Rentals Allowed:		
Crawl/Bsmt. Ht:	Short Term(<1yr)Rnt/Lse Alwd?: No		
# of Kitchens: 1	Short Term Lse-Details:		
# of Rooms: 14			
Floor Type Dimensions	Floor Type Dimensions	Bath	Floor # of Pieces Ensuite?
Main Living Room 18'7 x 20'0	Above Bedroom 13'0 x 10'4	1 Main 2	No
Main Dining Room 14'6 x 9'1	Below Recreation Room 18'0 x 20'8	2 Above 5	Yes
Main Kitchen 15'1 x 9'9	Below Flex Room 13'9 x 8'5	3 Above 4	Yes
Main Eating Area 13'6 x 10'10	Below Laundry 9'8 x 7'6	4 Below 4	No
Main Workshop 11'7 x 5'10	Below Flex Room 10'11 x 7'7	5	
Above Master Bedroom 15'4 x 16'6	Below Utility 6'6 x 11'10	6	
Above Walk-In Closet 8'7 x 5'2		7	
Above Den 10'1 x 10'10		8	

Listing Broker(s): **VIRANI REAL ESTATE ADVISORS**

Gorgeous south facing Ocean views from this luxurious semi-water front brand new attached homes 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

Presented by:

Mylyne Santos PREC*

Stonehaus Realty Corp.
Phone: 604-723-2000
http://www.mylyne.com
info@mylyne.com

Active
R2626923

Board: V
Townhouse

2173 ARGYLE AVENUE

West Vancouver
Dundarave
V7V 1A2

Residential Attached

\$3,598,000 (LP)
(SP)



Sold Date: If new, GST/HST inc?: **No** Original Price: **\$3,598,000**
Meas. Type: Bedrooms: **2** 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.: **031-367-470** Tax Inc. Utilities?:
View: **Yes :Ocean** Tour: **Virtual Tour URL**
Complex / Subdiv: **The Marson**
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: **Mixed, Radiant**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Torch-On**

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

Total Parking: **2** Covered Parking: **2** Parking Access: **Rear**
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 2 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): **1,113**
Finished Floor (Above): **1,059**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **1,034**
Finished Floor (Basement): **0**
Finished Floor (Total): **3,206 sq. ft.**
Unfinished Floor: **0**
Grand Total: **3,206 sq. ft.**

Units in Development: **3**
Exposure:
Mgmt. Co's Name:
Maint Fee: **\$1,329.66**
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?: **Yes**
Short Term Lse-Details: **RENTALS ALLOWED**

of Pets: Cats: Dogs:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Dining Room	13'9 x 11'0	Above	Walk-In Closet	8'7 x 6'3	1	Main	2	No
Main	Workshop	12'6 x 8'10	Above	Bedroom	11'1 x 9'9	2	Above	5	Yes
Main	Kitchen	13'9 x 9'7	Above	Den	10'4 x 11'0	3	Above	4	Yes
Main	Living Room	22'7 x 19'0	Above	Storage	13'6 x 3'7	4	Below	4	No
Below	Recreation Room	22'9 x 29'7	Below	Recreation Room	22'9 x 29'7	5			
Below	Flex Room	8'7 x 9'11	Below	Laundry	9'8 x 7'5	6			
Below	Laundry	9'8 x 7'5	Below	Flex Room	8'7 x 9'11	7			
Above	Master Bedroom	12'2 x 14'7			x	8			

Listing Broker(s): **VIRANI REAL ESTATE ADVISORS**

Gorgeous south facing Ocean views from this luxurious semi-water front brand new attached homes 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