



#101 – 2575 Garden Court Offered at \$3,298,000

Jaw dropping views are enjoyed from every room of this luxurious 2 bedroom, 3 bathroom home at prestigious Aerie II. An exceptional concrete construction complex with geothermal heating and air conditioning. A spacious townhouse style layout offering 3,047 sq.ft. of living space, huge south side decks, peaceful garden side patios and a private hot tub. Also a dog wash and private 2 car garage.



ERIC CHRISTIANSEN
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604-312-9999
2479 BELLEVUE AVE, WEST VANCOUVER, BC V7V 1E1

Active
R2764545
 Board: V
 Townhouse

#101 2575 GARDEN COURT

West Vancouver
 Whitby Estates
 V7S 0A2

Residential Attached

\$3,298,000 (LP) 
 (SP) 



Sold Date: _____ If new,GST/HST inc?: _____ Original Price: **\$3,298,000**
 Meas. Type: **Feet** Bedrooms: **2** Approx. Year Built: **2009**
 Frontage(feet): _____ Bathrooms: **3** Age: **14**
 Frontage(metres): _____ Full Baths: **2** Zoning: **RS7**
 Depth / Size (ft.): _____ Half Baths: **1** Gross Taxes: **\$7,120.84**
 Sq. Footage: **0.00** P.I.D.: **028-078-187** For Tax Year: **2022**
 Flood Plain: _____ View: **Yes : panoramic ocean & city** Tax Inc. Utilities?: _____
 Complex / Subdiv: **AERIE II** Tour: _____
 First Nation _____
 Services Connctd: **Electricity, Natural Gas, Water**
 Sewer Type: _____ Water Supply: **City/Municipal**

Style of Home: **2 Storey**
 Construction: **Concrete**
 Exterior: **Concrete, Stone**
 Foundation: **Concrete Perimeter**

Total Parking: **2** Covered Parking: **2** Parking Access: **Side**
 Parking: **Garage Underbuilding, Garage; Double, Visitor Parking**
 Dist. to Public Transit: **Near** Dist. to School Bus: **Near**
 Title to Land: **Freehold Strata**
 Property Disc.: **Yes**

Renovations: _____ Reno. Year: _____
 # of Fireplaces: **2** R.I. Fireplaces: _____ Rain Screen: **Full**
 Fireplace Fuel: **Gas - Natural** Metered Water: _____
 Fuel/Heating: **Forced Air, Geothermal, Natural Gas** R.I. Plumbing: _____
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
 Type of Roof: **Metal**

Fixtures Leased: **No** :
 Fixtures Rmvd: **No** :
 Floor Finish: **Hardwood, Wall/Wall/Mixed**

Legal: **STRATA LOT 1, PLAN BCS3645, DISTRICT LOT 793, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE**

Amenities: **Air Cond./Central, In Suite Laundry, Swirlpool/Hot Tub**

Site Influences: **Central Location, Cul-de-Sac, Recreation Nearby, Shopping Nearby, Ski Hill Nearby**
 Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Hot Tub Spa/Swirlpool, Microwave**

| | | | |
|--|--|-----------------------------------|-------------------|
| Finished Floor (Main): 1,427 | Units in Development: 8 | Tot Units in Strata: 8 | Locker: No |
| Finished Floor (Above): 0 | Exposure: _____ | Stores in Building: 4 | |
| Finished Floor (AbvMain2): 0 | Mgmt. Co's Name: Pacific Dawn Property Mgt. | Mgmt. Co's #: 604-683-8843 | |
| Finished Floor (Below): 1,620 | Maint Fee: \$2,365.94 | Council/Park Apprv?: _____ | |
| Finished Floor (Basement): 0 | Maint Fee Includes: Garbage Pickup, Gardening, Gas, Heat, Hot Water, Management, Sewer, Water | | |
| Finished Floor (Total): 3,047 sq. ft. | | | |
| Unfinished Floor: 0 | | | |
| Grand Total: 3,047 sq. ft. | Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allowed | | |

Suite: _____ Restricted Age: _____ # of Pets: **2** Cats: **Yes** Dogs: **Yes**
 Basement: **None** # or % of Rentals Allowed: _____
 Crawl/Bsmt. Ht: _____ Short Term(<1yr)Rnt/Lse Alwd?: **Yes**
 # of Kitchens: **1** # of Rooms: **13** Short Term Lse-Details: **Minimum 30 days**

| Floor | Type | Dimensions | Floor | Type | Dimensions | Bath | Floor | # of Pieces | Ensuite? |
|-------|-----------------|--------------|-------|-----------|-------------|------|-------|-------------|----------|
| Main | Living Room | 15'2 x 13'1 | Below | Office | 9'11 x 9'10 | 1 | Main | 2 | No |
| Main | Dining Room | 15'4 x 13'10 | Below | Flex Room | 14'11 x 7'9 | 2 | Below | 5 | Yes |
| Main | Kitchen | 11'3 x 10'10 | Below | Laundry | 13'8 x 11'5 | 3 | Below | 3 | Yes |
| Main | Family Room | 13'3 x 11'11 | Below | Storage | 23'3 x 5'11 | 4 | | | |
| Main | Eating Area | 11'2 x 9'9 | Below | Foyer | 9'3 x 6'9 | 5 | | | |
| Below | Primary Bedroom | 14'5 x 13'11 | | | x | 6 | | | |
| Below | Walk-In Closet | 11'3 x 8'3 | | | x | 7 | | | |
| Below | Bedroom | 14'6 x 10'5 | | | x | 8 | | | |

Listing Broker(s): **Bellevue Realty Group**

Full video tour at www.ericchristiansen.com

All information contained herein is deemed to be accurate but should not be relied upon without verification.



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BRG

#101 - 2575 GARDEN COURT
WEST VANCOUVER

MAIN FLOOR 1,427 SQ.FT.

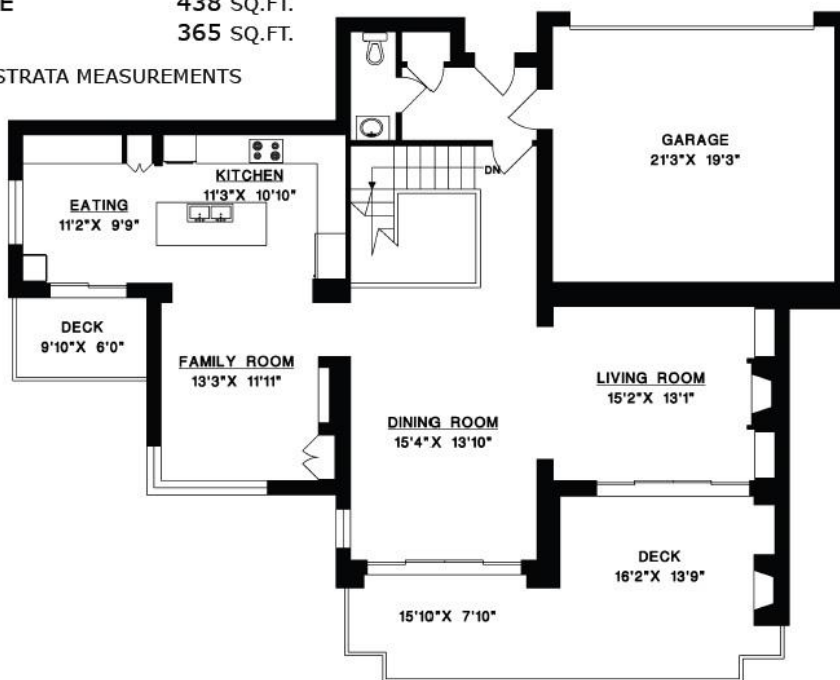
LOWER FLOOR 1,620 SQ.FT.

***TOTAL 3,047 SQ.FT.**

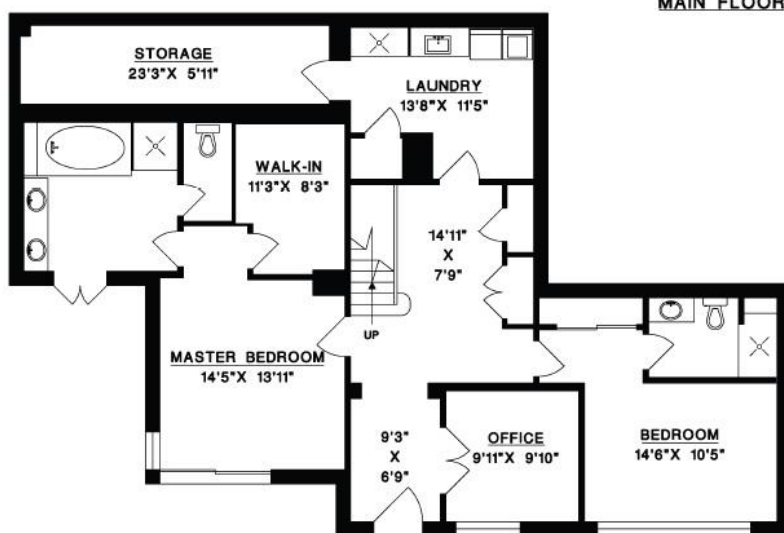
GARAGE 438 SQ.FT.

DECK 365 SQ.FT.

*AS PER STRATA MEASUREMENTS



MAIN FLOOR



LOWER FLOOR



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