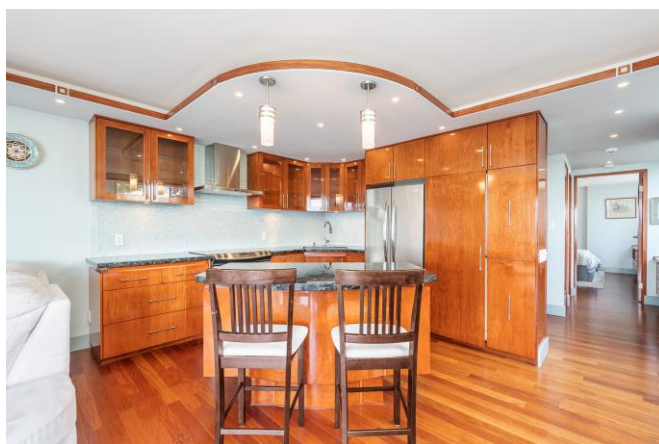
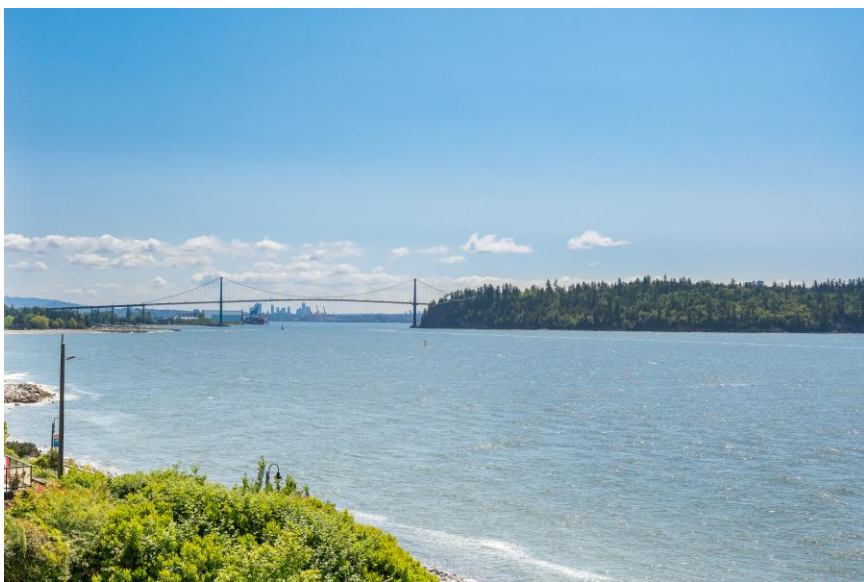




#103 – 2108 Argyle Avenue Offered at \$1,149,000

Spectacular views are enjoyed from this stunning South East corner unit that was meticulously designed by Trevor Euley. Offering 792 sq.ft. of living space, one bedroom, one bathroom and extensive millwork. Enjoy living in one of West Vancouver's best managed and maintained buildings. Features include a luxurious common room for entertaining and guest suite.



ERIC CHRISTIANSEN
eric@ericchristiansen.com

604-312-9999

2479 BELLEVUE AVE, WEST VANCOUVER, BC V7V 1E1

Active

R3020342

Board: V

Apartment/Condo

103 2108 ARGYLE AVENUE

West Vancouver

Dundarave

V7V 1A4

Residential Attached

\$1,149,000 (LP)

(SP)

M



Sold Date:

Meas. Type: **Feet**

Frontage(feet):

Frontage(metres):

Depth / Size (ft.):

Sq. Footage: **0.00**

Flood Plain:

View: **Yes : city and water views**

Complex / Subdiv: **Navvy Jack West**

First Nation:

Services Connctd: **Electricity, Natural Gas, Water**

Sewer Type: **City/Municipal**

If new,GST/HST inc?:

Bedrooms: **1**

Bathrooms: **1**

Full Baths: **1**

Half Baths: **0**

P.I.D.: **027-766-705**

Original Price: **\$1,298,000**

Approx. Year Built: **1975**

Age: **50**

Zoning: **RM1**

Gross Taxes: **\$3,375.58**

For Tax Year: **2025**

Tax Inc. Utilities?:

Tour: **Virtual Tour URL**

Style of Home: **1 Storey**

Construction: **Concrete**

Exterior: **Concrete**

Foundation: **Concrete Perimeter**

Renovations: **Completely**

of Fireplaces: **R.I. Fireplaces:**

Fireplace Fuel:

Fuel/Heating: **Baseboard, Hot Water**

Outdoor Area: **None**

Type of Roof: **Other**

Reno. Year: **2010**

Rain Screen:

Metered Water:

R.I. Plumbing:

Total Parking: **1**

Covered Parking: **1**

Parking Access: **Front**

Parking: **Garage Underbuilding**

Dist. to Public Transit: **Near**

Title to Land: **Freehold Strata**

Property Disc.: **Yes**

Fixtures Leased: **No :**

Fixtures Rmvd: **No :**

Floor Finish: **Hardwood**

Dist. to School Bus: **Near**

Legal: **STRATA LOT 19, PLAN VAS212, DISTRICT LOT 775, 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 V**

Amenities: **Club House, Elevator, Exercise Centre, Garden, Guest Suite, In Suite Laundry, Storage**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby, Ski Hill Nearby, Waterfront Property**

Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main): **792**

Finished Floor (Above): **0**

Finished Floor (AbvMain2): **0**

Finished Floor (Below): **0**

Finished Floor (Basement): **0**

Finished Floor (Total): **792 sq. ft.**

Unfinished Floor: **0**

Grand Total: **792 sq. ft.**

Suite:

Basement: **None**

Crawl/Bsmt. Ht: **# of Levels: 1**

of Kitchens: **1**

of Rooms: **5**

Units in Development: **19**

Exposure: **South**

Mgmt. Co's Name: **Goldstream Properties Ltd.**

Maint Fee: **\$567.99**

Maint Fee Includes: **Cable/Satellite, Garbage Pickup, Gardening, Heat, Hot Water, Management, Recreation Facility, Water**

Bylaws Restrictions: **Age Restrictions, Pets Not Allowed, Rentals Allwd w/Restrctns**

Restricted Age: **55+**

or % of Rentals Allowed:

Short Term(<1yr)Rnt/Lse Alwd?: **Yes**

Short Term Lse-Details: **No short term vacation/Air BNB**

Tot Units in Strata: **19**

Storeys in Building: **7**

Mgmt. Co's #: **604-988-0321**

Council/Park Apprv?: **Yes**

Locker: **Yes**

of Pets:

Cats: **No**

Dogs: **No**

Floor

Type

Dimensions

Main

Living Room

16'1 x 11'2

Main

Kitchen

11'2 x 9'8

Main

Solarium

10'3 x 8'4

Main

Bedroom

11'4 x 10'11

Main

Foyer

6'4 x 3'7

x

x

x

x

Floor

Type

Dimensions

x

x

x

x

x

x

x

x

Bath

Floor

of Pieces

Ersuite?

1

Main

5

No

2

3

4

5

6

7

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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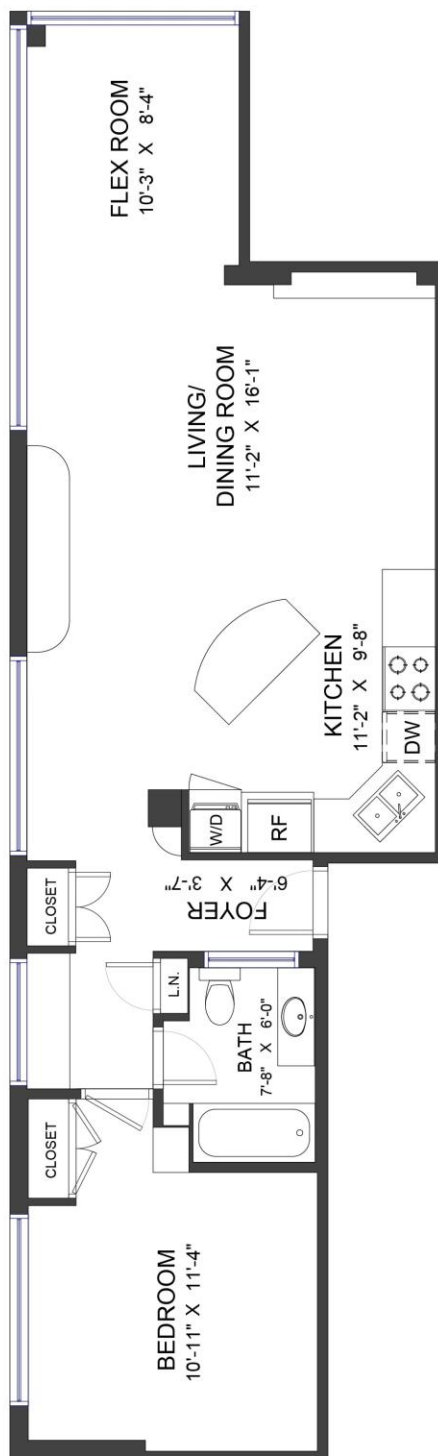
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2479 BELLEVUE AVE, WEST VANCOUVER, BC V7V 1E1

BRG

LIVING AREA	792 SF
CEILING HEIGHT	8'



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. We have no guarantee or warranty of the degree of room titles. Area is calculated per ANSI Z765-2003 method.



Uplan.ca



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