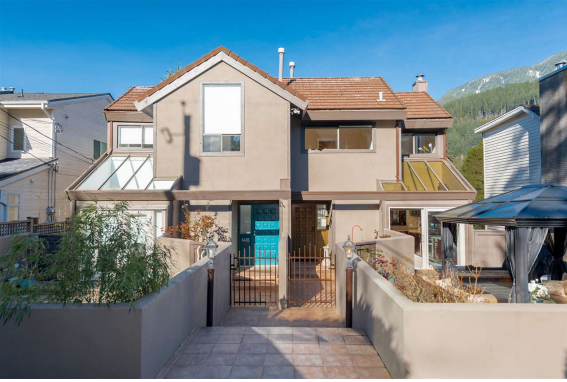


Active
R2047948
 Board: V
 1/2 Duplex

6453 ARGYLE AVENUE

West Vancouver
 Horseshoe Bay WV
 V7W 2E8

Residential Attached
\$1,480,000 (LP)
 (SP)



DOM: **0** List Date: **3/21/2016** Expiry Date: **6/29/2016**
 Prev. Price: **\$0** Original Price: **\$1,480,000** Sold Date:
 Meas. Type: **Feet** Frontage (feet): Approx. Year Built: **1981**
 Depth/Size: Frontage (metres): Age: **35**
 Sq. Footage: **3,050.00** Bedrooms: **3** Zoning: **MF**
 Flood Plain: Bathrooms: **4** Gross Taxes: **\$2,466.12**
 Exposure: Full Baths: **3** For Tax Year: **2015**
 If new, GST/HST inc?: Half Baths: **1** Tax Inc. Utilities?:
 P.I.D.: **006-269-842** Approval Req.?: Maint. Fee: **\$0.00**
 View: : Tour:
 Mgmt. Co's Name: Mgmt. Co #:
 Complex / Subdiv:
 Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: **2 Storey w/Bsmt.**
 Construction: **Frame - Wood**
 Exterior: **Concrete**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations: **Partly**
 Water Supply: **City/Municipal**
 Fireplace Fuel: **Wood**
 Fuel/Heating: **Forced Air, Natural Gas**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
 Type of Roof: **Tile - Concrete**

Reno. Year: **2011**
 R.I. Plumbing:
 R.I. Fireplaces:
 # of Fireplaces: **2**

Total Parking: **8** Covered Parking: **2** Parking Access: **Lane, Rear**
 Parking: **Add. Parking Avail., Garage; Double, RV Parking Avail.**
 Locker:
 Dist. to Public Transit:
 Units in Development:
 Title to Land: **Freehold Strata**
 Seller's Interest: **Registered Owner**
 Property Disc.: **Yes**
 Fixtures Leased: **No**
 Fixtures Rmvd: :
 Floor Finish:

Maint Fee Inc:
 Legal: **PL VAS1119 LT 2 DL 430 LD 36**

Amenities: **None**

Site Influences:
 Features:

Municipal Charges
 Garbage:
 Water:
 Dyking:
 Sewer:
 Other:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	8'6 x 16'0			x			x
Main	Dining Room	15'4 x 10'7			x			x
Main	Living Room	18'8 x 14'9			x			x
Main	Foyer	8'0 x 5'7			x			x
Above	Master Bedroom	15'11 x 13'4			x			x
Above	Bedroom	10'6 x 8'10			x			x
Above	Bedroom	9'10 x 9'7			x			x
Below	Recreation	26'5 x 11'10			x			x
Below	Laundry	9'10 x 6'2			x			x
		x			x			

Finished Floor (Main):	811	# of Rooms: 9	# of Kitchens: 1	# of Levels: 3	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	788	Crawl/Bsmt. Height:			1	Main	2	No	Barn:
Finished Floor (Below):	538	Restricted Age:			2	Above	5	Yes	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:	Cats:	Dogs:	3	Above	4	No	Pool:
Finished Floor (Total):	2,137 sq. ft.	# or % of Rentals Allowed:			4	Below	3	No	Garage Sz:
Unfinished Floor:	0	Bylaw Restrict: No Restrictions			5				Door Height:
Grand Total:	2,137 sq. ft.	Basement: Fully Finished, Separate Entry			6				
					7				
					8				

List Broker 1: **Royal LePage Sussex-Tom Hassan - Office: 604-925-2911** List Broker 2:
 List Sales Rep 1: **Tom A Hassan - Phone: 604-809-9777** **tom@tomhassan.com**
 List Sales Rep 2: 3:
 Sell Broker 1: 3:
 Sell Sales Rep 1: 2: 3:
 Owner: **R. & D. Himmelsbach**
 Commission: **3.22% ON THE FIRST \$100,000 AND 1.15% ON BALANCE**
 Appointments: **Phone L.R. First**
 Call: **TOM HASSAN**
 Phone: **604-809-9777**
 Occupancy: **Owner**

Realtor **Text or Phone Listing Agent for Appointments. No touchbase.**
 Remarks:



Presented by:
Tom A Hassan
 Royal LePage Sussex-Tom Hassan
 Phone: 604-809-9777
www.tomhassan.com
tom@tomhassan.com

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Listing Broker(s): **Royal LePage Sussex-Tom Hassan**