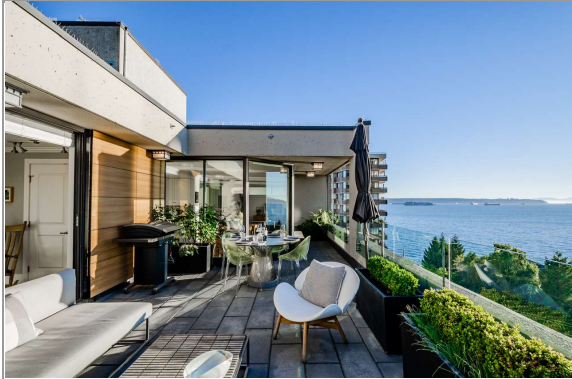




Presented by:
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 Royal LePage Sussex - Tom Hassan
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Active **R2503636** **802 2165 ARGYLE AVENUE** Residential Attached
 Board: V West Vancouver **\$2,198,000** (LP)
 Apartment/Condo Dundarave V7V 1A5 (SP)



Sold Date: Frontage (feet): Original Price: **\$2,198,000**
 Meas. Type: Frontage (metres): Approx. Year Built: **1975**
 Depth / Size (ft.): Bedrooms: **2** Age: **45**
 Lot Area (sq.ft.): **0.00** Bathrooms: **2** Zoning: **MFD**
 Flood Plain: Full Baths: **2** Gross Taxes: **\$4,807.45**
 Council Apprv?: Half Baths: **0** For Tax Year: **2020**
 Exposure: Maint. Fee: **\$731.40** Tax Inc. Utilities?:
 If new, GST/HST inc?: P.I.D.: **003-717-950**
 Mgmt. Co's Name: **C and C Prpoerty** Tour: **Virtual Tour URL**
 Mgmt. Co's Phone: **604-987-9040**
 View: **Yes: Jaw Dropping Water Views**
 Complex / Subdiv: **Ocean Terrace**
 Services Connected: **Electricity, Sanitary Sewer, Water**
 Sewer Type:

Style of Home: **Corner Unit, Penthouse** Total Parking: **2** Covered Parking: **2** Parking Access: **Front**
 Construction: **Concrete** Parking: **Garage; Underground** Locker: **Y**
 Exterior: **Concrete** Dist. to Public Transit: **1 block** Dist. to School Bus:
 Foundation: **Concrete Perimeter** Units in Development: **19** Total Units in Strata: **21**
 Rain Screen: Reno. Year: **2015** R.I. Plumbing: Title to Land: **Freehold Strata**
 Renovations: **Completely** Metered Water: Property Disc.: **Yes**
 Water Supply: **City/Municipal** R.I. Fireplaces: Fixtures Leased: **No**
 Fireplace Fuel: **Gas - Natural** # of Fireplaces: **1** Fixtures Rmvd: **:**
 Fuel/Heating: **Baseboard, Hot Water** Floor Finish: **Hardwood**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
 Type of Roof: **Other**

Maint Fee Inc: **Heat, Hot Water**
 Legal: **STRATA LOT 21, PLAN VAS227, 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 1 OR V, AS**
 Amenities: **In Suite Laundry**

Site Influences: **Recreation Nearby, Shopping Nearby**
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	19'4 x 15'5			x			x
Main	Great Room	23' x 9'5			x			x
Main	Dining Room	13'2 x 10'8			x			x
Main	Kitchen	11'4 x 10'1			x			x
Main	Master Bedroom	10'11 x 14'			x			x
Main	Bedroom	14'10 x 11'3			x			x
Main	Walk-In Closet	4'1 x 3'10			x			x
					x			x
					x			x
					x			x

Finished Floor (Main):	1,507	# of Rooms: 7	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:			1	Main	4	Yes	Barn:
Finished Floor (Below):	0	Restricted Age:			2	Main	3	No	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total):	1,507 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	0	Bylaws: Pets Not Allowed, Rentals Not Allowed			5				Grg Dr Ht:
Grand Total:	1,507 sq. ft.	Basement: None			6				
					7				
					8				

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

Every once and awhile one of West Vancouver's most prized penthouse suites becomes available and this is clearly one of those! Professionally renovated to the highest standards, this 2 bedroom penthouse features one of the best close-in waterfront type views you will find on the market. Simple perfection with a jaw dropping view the moment you walk through the doors. Spacious open plan with connecting living dining and kitchen. Huge windows facing the view brings the water right into this suite. You will absolutely love the 455 sqft patio perfect for an evening party with friends. Over 1425 square feet of living space, gas fireplace, 2 full bathrooms, insuite laundry, new hardwood floors, 2 parking spots. Seawall, Dundarave Ambleside Villages, Rec Centre at your door. What a lifestyle