



Presented by:
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Active
R3096212

Board: V
Apartment/Condo

203 2090 ARGYLE AVENUE

West Vancouver
Dundarave
V7V 4R4

Residential Attached

\$1,599,000 (LP)

(SP)



Sold Date: If new, GST/HST inc?:
Meas. Type: Bedrooms: **2**
Frontage(feet): Bathrooms: **2**
Frontage(metres): Full Baths: **2**
Depth / Size (ft.): Half Baths: **0**
Sq. Footage: **0.00**
Flood Plain: **No** P.I.D.: **003-732-487**
View: **Yes : Ocean View/Lionsgate/City**
Complex / Subdiv: **NAVY JACK EAST**
First Nation
Services Connctd: **Electricity, Sanitary Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Original Price: **\$1,799,000**
Approx. Year Built: **1975**
Age: **51**
Zoning: **RM1**
Gross Taxes: **\$4,404.63**
For Tax Year: **2024**
Tax Inc. Utilities?: **No**
Tour: **Virtual Tour URL**

Style of Home: **Corner Unit, End Unit**
Construction: **Concrete, Other**
Exterior: **Concrete, Glass**
Foundation: **Concrete Perimeter, Other**
Buyer to verify if important

Renovations:
of Fireplaces: R.I. Fireplaces:
Fireplace Fuel: **Other**
Fuel/Heating: **Baseboard**
Outdoor Area: **None**
Type of Roof: **Other**

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

Total Parking: **1** Covered Parking: **1** Parking Access: **Side**
Parking: **Garage; Underground**
Dist. to Public Transit:
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Mixed**

Dist. to School Bus:

Legal: **STRATA LOT 5 DISTRICT LOT 775 STRATA PLAN VR. 232 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1.**

Amenities: **Elevator, Garden, Guest Suite, In Suite Laundry, Storage**

Site Influences: **Central Location, Marina Nearby, Recreation Nearby, Shopping Nearby, Waterfront Property**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener**

Finished Floor (Main): **1,316**
Finished Floor (Above): **0**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **1,316 sq. ft.**
Unfinished Floor: **0**
Grand Total: **1,316 sq. ft.**

Suite: **None**
Basement: **None**
Crawl/Bsmt. Ht: # of Levels: **1**
of Kitchens: **1** # of Rooms: **7**

Units in Development:
Exposure:
Mgmt. Co's Name:
Maint Fee: **\$1,093.32**
Maint Fee Includes: **Garbage Pickup, Gardening, Gas, Heat, Hot Water, Management, Snow removal**

Tot Units in Strata:
Stores in Building:
Mgmt. Co's #:
Council/Park Apprv?:

Locker: **Yes**

Bylaws Restrictions: **Pets Not Allowed**

Restricted Age:
or % of Rentals Allowed:
Short Term(<1yr)Rnt/Lse Alwd?: **No**
Short Term Lse-Details:

of Pets: Cats: **No** Dogs: **No**

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Foyer	9'3 x 5'8			x	1	Main	3	No
Main	Living Room	9'1 x 17'0			x	2			No
Main	Solarium	10'2 x 9'10			x	3			No
Main	Dining Room	12'7 x 11'3			x	4			No
Main	Kitchen	13'1 x 11'1			x	5	Main	4	Yes
Main	Bedroom	10'0 x 11'1			x	6			No
Main	Primary Bedroom	10'2 x 17'0			x	7			No
		x			x	8			No

Listing Broker(s): **Sutton Group-West Coast Realty (Surrey/24)**

A beautiful 2BD, 2BTH waterfront residence in the heart of Dundarave. This bright & spacious home captures stunning unobstructed ocean views through expansive windows that fill the living space w/ natural light and the calming presence of the water just beyond. The open living & dining area is ideal for entertaining, while the thoughtfully designed kitchen offers quality finishes & excellent functionality. The generous primary suite features a private ensuite & a peaceful outlook. Located just steps from the Seawall and Dundarave Village, you will enjoy easy access to cafés, restaurants, & boutique shops. The West Vancouver Memorial Library, Lawn Bowling Club, Seniors' Activity Centre, West Vancouver Community Centre & main bus route are all within walking distance.