



Presented by:  
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**Active**  
**R2828582**  
Board: V  
Apartment/Condo

**605 2135 ARGYLE AVENUE**  
West Vancouver  
Dundarave  
V7V 1A5

Residential Attached  
**\$2,299,900** (LP)   
(SP)



Sold Date: If new,GST/HST inc?: Original Price: **\$2,299,900**  
Meas. Type: **Feet** Bedrooms: **2** Approx. Year Built: **1961**  
Frontage(feet): Bathrooms: **2** Age: **62**  
Frontage(metres): Full Baths: **2** Zoning: **RM2**  
Depth / Size (ft.): Half Baths: **0** Gross Taxes: **\$4,127.97**  
Sq. Footage: **0.00** For Tax Year: **2022**  
Flood Plain: P.I.D.: **003-341-046** Tax Inc. Utilities?:  
View: **Yes :Oceanfront and Mountains** Tour:  
Complex / Subdiv: **The Crescent**  
First Nation  
Services Connctd: **Electricity, Natural Gas, Sanitary Sewer**  
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **1 Storey**  
Construction: **Concrete Frame**  
Exterior: **Concrete, Mixed**  
Foundation: **Concrete Perimeter**

Renovations: **Completely**  
# of Fireplaces: R.I. Fireplaces:  
Fireplace Fuel:  
Fuel/Heating: **Hot Water**  
Outdoor Area: **Balcony(s)**  
Type of Roof: **Other**

Reno. Year: **2022**  
Rain Screen:  
Metered Water:  
R.I. Plumbing:

Total Parking: **1** Covered Parking: **1** Parking Access: **Rear**  
Parking: **Garage; Underground**  
Dist. to Public Transit: **3 blocks** Dist. to School Bus:  
Title to Land: **Freehold Strata**  
Property Disc.: **Yes**  
Fixtures Leased: :  
Fixtures Rmvd: :  
Floor Finish: **Hardwood**

Legal: **STRATA LOT 27, PLAN VAS93, 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 APPROPRIATE**

Amenities: **Elevator, In Suite Laundry, Pool; Outdoor, Storage, Wheelchair Access**

Site Influences: **Central Location, Marina Nearby, Recreation Nearby, Shopping Nearby, Ski Hill Nearby**  
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Intercom, Microwave**

Finished Floor (Main): **1,541**  
Finished Floor (Above): **0**  
Finished Floor (AbvMain2): **0**  
Finished Floor (Below): **0**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **1,541 sq. ft.**  
Unfinished Floor: **0**  
Grand Total: **1,541 sq. ft.**

Units in Development: **46** Tot Units in Strata: **46** Locker: **Yes**  
Exposure: **South, Southwest** Storeys in Building: **11**  
Mgmt. Co's Name: **C&C Property Group** Mgmt. Co's #: **604-987-9040**  
Maint Fee: **\$994.44** Council/Park Apprv?:  
Maint Fee Includes: **Caretaker, Garbage Pickup, Gardening, Heat, Hot Water, Management, Recreation Facility, Sewer, Water**

Suite:  
Basement: **None**  
Crawl/Bsmt. Ht: # of Levels: **1**  
# of Kitchens: **1** # of Rooms: **10**

Bylaws Restrictions: **Pets Not Allowed, Rentals Allwd w/Restrctns**  
Restricted Age: # of Pets: Cats: Dogs:  
# or % of Rentals Allowed:  
Short Term (<1yr)Rnt/Lse Alwd?: **No**  
Short Term Lse-Details:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	13'0 x 18'0	Main	Den	9'4 x 10'6	1	Main	4	Yes
Main	Dining Room	6'5 x 18'5	Main	Foyer	8'10 x 10'7	2	Main	4	No
Main	Kitchen	14'5 x 18'10			x	3			
Main	Solarium	12'10 x 6'3			x	4			
Main	Patio	9'4 x 36'2			x	5			
Main	Primary Bedroom	22'7 x 16'0			x	6			
Main	Bedroom	13'8 x 10'2			x	7			
Main	Patio	13'8 x 3'0			x	8			

Listing Broker(s): **Oakwyn Realty Ltd.**

**Experience the epitome of West Coast living in this semi-waterfront home in the Crescent, an iconic gem in Dundarave. This exquisitely, fully reimaged 2-bedroom home boasts a den, solarium, and two inviting patios. Revel in understated luxury and warmth throughout, featuring custom millwork throughout, & refined & thoughtful details that accentuates its charm. The open-concept living space is a canvas for your lifestyle, offering BREATHTAKING VIEWS of the ocean and majestic mountains. The masterful craftsmanship and quality shines through, creating an ambiance of sophistication and comfort. An abundance of natural light bathes the interior, accentuating the spaciousness and elegance of this residence. The patios provide the perfect setting to unwind while soaking in the stunning vistas.**