



Presented by: Sean P Stevens PREC*

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Active
R3010428

Board: V
1/2 Duplex

2 4748 ARGYLE STREET

Vancouver East
Victoria VE
V5N 3X8

Residential Attached

\$1,598,000 (LP)
(SP)



Sold Date:	If new,GST/HST inc?: No	Original Price: \$1,598,000
Meas. Type: Feet	Bedrooms: 3	Approx. Year Built: 2025
Frontage(feet): 32.97	Bathrooms: 4	Age: 0
Frontage(metres): 10.05	Full Baths: 3	Zoning: R1-1
Depth / Size (ft.): 122.21	Half Baths: 1	Gross Taxes: \$0.00
Sq. Footage: 4,029.00	P.I.D.: 032-528-833	For Tax Year: 2025
Flood Plain: No	View: Yes : Mountain	Tax Inc. Utilities?: No
Complex / Subdiv: First Nation		Tour:
Services Connctd: Electricity, Natural Gas, Sanitary Sewer		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **3 Storey**
 Construction: **Frame - Wood**
 Exterior: **Fibre Cement Board**
 Foundation: **Concrete Perimeter**

Renovations:
 # of Fireplaces: **1** R.I. Fireplaces:
 Fireplace Fuel: **Gas - Natural**
 Fuel/Heating: **Electric, Heat Pump**
 Outdoor Area: **Fenced Yard, Patio(s) & Deck(s)**
 Type of Roof: **Asphalt**

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

Total Parking: **1** Covered Parking: **1** Parking Access: **Lane**
 Parking: **Garage; Single**
 Dist. to Public Transit: **3** Dist. to School Bus: **5**
 Title to Land: **Freehold Strata**
 Property Disc.: **Yes**
 Fixtures Leased: :
 Fixtures Rmvd: :
 Floor Finish: **Hardwood, Tile**

Legal: **STRATA LOT 2 DISTRICT LOT 706 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS11465 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **Air Cond./Central, In Suite Laundry**

Site Influences: **Central Location, Lane Access, Shopping Nearby**

Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Heat Recov. Vent.**

Finished Floor (Main): 599	Units in Development: 2	Tot Units in Strata: 2	Locker: No
Finished Floor (Above): 599	Exposure:	Storeys in Building: 3	
Finished Floor (AbvMain2): 375	Mgmt. Co's Name:	Mgmt. Co's #:	
Finished Floor (Below): 0	Maint Fee: \$0.00	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Other		
Finished Floor (Total): 1,573 sq. ft.			
Unfinished Floor: 0			
Grand Total: 1,573 sq. ft.	Bylaws Restrictions: No Restrictions		

Suite: **None**
 Basement: **None**
 Crawl/Bsmt. Ht: # of Levels: **3**
 # of Kitchens: **1** # of Rooms: **8**

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

of Pets: Cats: Dogs:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Foyer	7'8 x 4'7			x	1	Main	2	No
Main	Kitchen	10'9 x 7'8			x	2	Above	4	Yes
Main	Dining Room	11'2 x 6'11			x	3	Above	5	Yes
Main	Living Room	15'11 x 10'1			x	4	Abv Main 2	4	Yes
Main	Den	5'6 x 5'5			x	5			
Above	Primary Bedroom	11'1 x 10'0			x	6			
Above	Bedroom	10'8 x 8'7			x	7			
Above	Primary Bedroom	15'0 x 12'8			x	8			

Listing Broker(s): **Macdonald Realty**

Mizan Developments & Architrix Design Studio present this stylish 1/2 duplex home in the desirable Kensington/Cedar Cottage neighbourhood of East Van. Each home offers 3 beds+Den/3.5 baths, an open-concept main floor, and luxurious earth-tone finishes, including quartz countertops, brushed oak flooring, and a gas fireplace. Kitchens feature large islands, Fisher Paykel appliances, and custom cabinetry, leading to spacious at grade outdoor patio and fully fenced private yard. The primary bedroom has a spa-like ensuite and large walk-through closet. Spacious upper level bedroom with sliding doors leading to the deck to enjoy the view. Detached garage with EV capable parking. Schools: Lord Selkirk Elem & Gladstone Secondary. Open House Thur June 5th,4:30-6:30pm, June 7th/8th Sat/Sun 2-4pm