



Presented by:
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Active
R3028032
 Board: V
 1/2 Duplex

1 4756 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.): 122.33 | Half Baths: 1 | Gross Taxes: \$0.00 |
| Sq. Footage: 4,036.00 | | For Tax Year: 2025 |
| Flood Plain: No | P.I.D.: 032-528-841 | Tax Inc. Utilities?: No |
| View: Yes : Mountain | | Tour: |
| Complex / Subdiv: | | |
| First Nation | | |
| 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 1 DISTRICT LOT 706 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS11466 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): 594 | Units in Development: 2 | Tot Units in Strata: 2 | Locker: No |
| Finished Floor (Above): 594 | Exposure: | Storeys in Building: 3 | |
| Finished Floor (AbvMain2): 373 | 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): 1,561 sq. ft. | | | |
| Unfinished Floor: 0 | | | |
| Grand Total: 1,561 sq. ft. | Bylaws Restrictions: No Restrictions | | |
| Suite: None | Restricted Age: | # of Pets: | Cats: Dogs: |
| Basement: None | # or % of Rentals Allowed: | | |
| Crawl/Bsmt. Ht: # of Levels: 3 | Short Term(<1yr)Rnt/Lse Alwd?: No | | |
| # of Kitchens: 1 # of Rooms: 8 | Short Term Lse-Details: | | |

| 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 Sat/Sun July 19th/20th 2-4pm