



## #101 – 2575 Garden Court Offered at \$3,298,000

Jaw dropping views are enjoyed from every room of this luxurious 2 bedroom, 3 bathroom home at prestigious Aerie II. An exceptional concrete construction complex with geothermal heating and air conditioning. A spacious townhouse style layout offering 3,047 sq.ft. of living space, huge south side decks, peaceful garden side patios and a private hot tub. Also a dog wash and private 2 car garage.



**ERIC CHRISTIANSEN**  
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**604-312-9999**  
2479 BELLEVUE AVE, WEST VANCOUVER, BC V7V 1E1

**Active**  
**R2728037**  
 Board: V  
 Townhouse

**101 2575 GARDEN COURT**

West Vancouver  
 Whitby Estates  
 V7S 0A2

Residential Attached

**\$3,298,000** (LP)(SP) 

Sold Date: \_\_\_\_\_ If new, GST/HST inc?: \_\_\_\_\_ Original Price: **\$3,298,000**  
 Meas. Type: **Feet** Bedrooms: **2** Approx. Year Built: **2009**  
 Frontage(feet): \_\_\_\_\_ Bathrooms: **3** Age: **13**  
 Frontage(metres): \_\_\_\_\_ Full Baths: **2** Zoning: **RS7**  
 Depth / Size (ft.): \_\_\_\_\_ Half Baths: **1** Gross Taxes: **\$7,120.84**  
 Sq. Footage: **0.00** For Tax Year: **2022**  
 Flood Plain: \_\_\_\_\_ P.I.D.: **028-078-187** Tax Inc. Utilities?: \_\_\_\_\_  
 View: **Yes : panoramic ocean & city** Tour: \_\_\_\_\_  
 Complex / Subdiv: **AERIE II**  
 First Nation Reserve: \_\_\_\_\_  
 Services Connctd: **Electricity, Natural Gas, Water**  
 Sewer Type: \_\_\_\_\_ Water Supply: **City/Municipal**

Style of Home: **2 Storey**  
 Construction: **Concrete**  
 Exterior: **Concrete, Stone**  
 Foundation: **Concrete Perimeter**

Renovations: \_\_\_\_\_ Reno. Year: \_\_\_\_\_  
 # of Fireplaces: **2** R.I. Fireplaces: \_\_\_\_\_ Rain Screen: **Full**  
 Fireplace Fuel: **Gas - Natural** Metered Water: \_\_\_\_\_  
 Fuel/Heating: **Forced Air, Geothermal, Natural Gas** R.I. Plumbing: \_\_\_\_\_  
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**  
 Type of Roof: **Metal**

Total Parking: **2** Covered Parking: **2** Parking Access: **Side**  
 Parking: **Garage Underbuilding, Garage; Double, Visitor Parking**  
 Dist. to Public Transit: **Near** Dist. to School Bus: **Near**  
 Title to Land: **Freehold Strata**  
 Property Disc.: **Yes**  
 Fixtures Leased: **No** :  
 Fixtures Rmvd: **No** :  
 Floor Finish: **Hardwood, Wall/Wall/Mixed**

Legal: **STRATA LOT 1, PLAN BCS3645, DISTRICT LOT 793, 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: **Air Cond./Central, In Suite Laundry, Swirlpool/Hot Tub**

Site Influences: **Central Location, Cul-de-Sac, Recreation Nearby, Shopping Nearby, Ski Hill Nearby**  
 Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Hot Tub Spa/Swirlpool, Microwave**

Finished Floor (Main): <b>1,427</b>	Units in Development: <b>8</b>	Tot Units in Strata: <b>8</b>	Locker: <b>No</b>
Finished Floor (Above): <b>0</b>	Exposure: _____	Stores in Building: <b>4</b>	
Finished Floor (AbvMain2): <b>0</b>	Mgmt. Co's Name: <b>Pacific Dawn Property Mgt.</b>	Mgmt. Co's #: <b>604-683-8843</b>	
Finished Floor (Below): <b>1,620</b>	Maint Fee: <b>\$2,365.94</b>	Council/Park Apprv?: _____	
Finished Floor (Basement): <b>0</b>	Maint Fee Includes: <b>Garbage Pickup, Gardening, Gas, Heat, Hot Water, Management, Sewer, Water</b>		
Finished Floor (Total): <b>3,047 sq. ft.</b>	Bylaws Restrictions: <b>Pets Allowed w/Rest., Rentals Allowed</b>		
Unfinished Floor: <b>0</b>	Restricted Age: _____	# of Pets: <b>2</b>	Cats: <b>Yes</b> Dogs: <b>Yes</b>
Grand Total: <b>3,047 sq. ft.</b>	# or % of Rentals Allowed: _____		
Suite: _____	Short Term(<1yr)Rnt/Lse Alwd?: <b>Yes</b>		
Basement: <b>None</b>	Short Term Lse-Details: <b>Minimum 30 days</b>		
Crawl/Bsmt. Ht: _____			
# of Kitchens: <b>1</b>			
# of Rooms: <b>13</b>			

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	15'2 x 13'1	Below	Office	9'11 x 9'10	1	Main	2	No
Main	Dining Room	15'4 x 13'10	Below	Flex Room	14'11 x 7'9	2	Below	5	Yes
Main	Kitchen	11'3 x 10'10	Below	Laundry	13'8 x 11'5	3	Below	3	Yes
Main	Family Room	13'3 x 11'11	Below	Storage	23'3 x 5'11	4			
Main	Eating Area	11'2 x 9'9	Below	Foyer	9'3 x 6'9	5			
Below	Master Bedroom	14'5 x 13'11			x	6			
Below	Walk-In Closet	11'3 x 8'3			x	7			
Below	Bedroom	14'6 x 10'5			x	8			

Listing Broker(s): **Bellevue Realty Group**

Full video tour at [www.ericchristiansen.com](http://www.ericchristiansen.com)

All information contained herein is deemed to be accurate but should not be relied upon without verification.



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WEST VANCOUVER

MAIN FLOOR 1,427 SQ.FT.

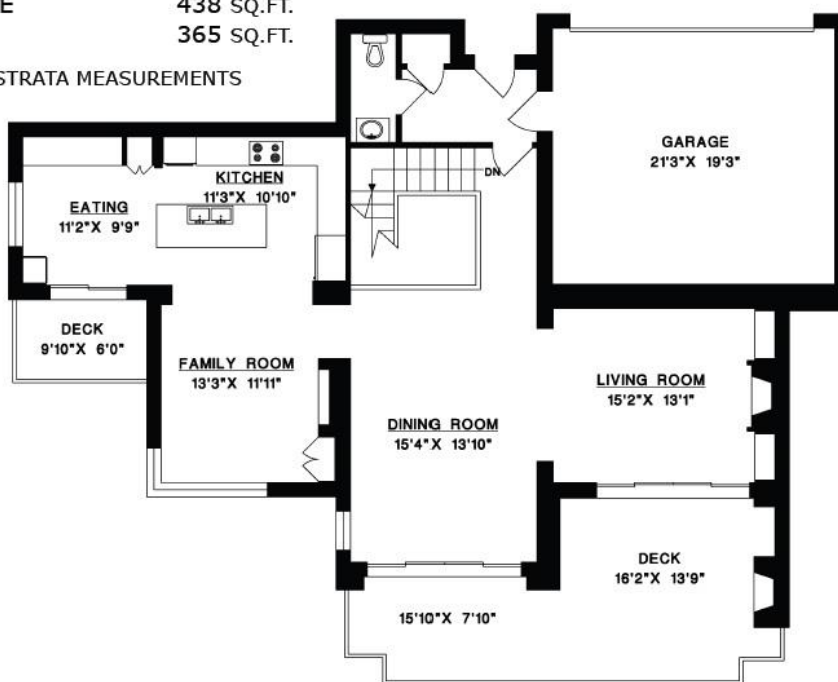
LOWER FLOOR 1,620 SQ.FT.

\*TOTAL 3,047 SQ.FT.

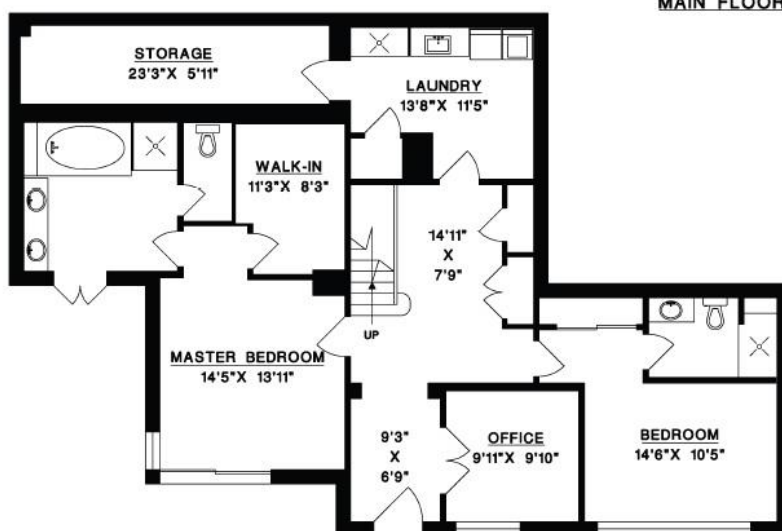
GARAGE 438 SQ.FT.

DECK 365 SQ.FT.

\*AS PER STRATA MEASUREMENTS



MAIN FLOOR



LOWER FLOOR



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BRG