

AERIE

2575 Garden Crt. · West Vancouver, BC V7S 0A2 · Whitby Estates



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1 FOR SALE
FROM \$2,598,000

12-MO SOLD TREND
7.7

Unit Mix

2 Bedroom

2 units
2,665 – 3,047 sf
from \$3,065,000

3 Bedroom

2 units
2,400 – 2,800 sf
from \$2,598,000

For Sale in Aerie & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$2,598,000	3 / 3	2400 sf	\$1,083	102 2575 GARDEN COURT

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$3,300,000	3 / 3ba	2800 sf	\$1,179	2024-06-25
\$3,136,000	2 / 3ba	3047 sf	\$1,029	2023-06-13
\$3,065,000	2 / 3ba	2665 sf	\$1,150	2022-01-19

Value & Financing

Price Positioning

\$1083 /sq ft

Active listings here average **\$1083/sf** vs **\$1232/sf** across Whitby Estates.

12% below area average

Mortgage Snapshot

\$12,443 /mo

Entry price (from)	\$2,598,000
20% down payment	\$519,600
Rate / amortization	5.24% · 25 yr

Estimate only — not a lending offer. Rate illustrative; confirm with your mortgage advisor.

YEAR BUILT 2009	LEVELS 4	SUITES 8	CONSTRUCTION Concrete
EXTERIOR Concrete	TITLE TO LAND Freehold Strata	STRATA PLAN BCS3645	DEVELOPER British Pacific Properties
ARCHITECT Creekside Architects			

Overview

The Aerie - 2575 & 2535 Garden Court, West Vancouver, V7S 0A2, Strata Plan No. BCS3121, 4 levels, 8 townhomes, built 2009. Developed by British Pacific Properties, The Aerie is a 4 storey concrete and stone residence designed with geothermal heating and cooling and a luxury, organic design aesthetic. The Aerie comprises only 8 penthouse-style townhomes in each of the two phases situated at Chairlift Road and Chairlift Place in West Vancouver's prestigious Taylors Lookout neighbourhood.

Designed by award winning Creekside Architects, this concrete low-rise showcases craftsman-style architecture with the use of heavy timber elements and locally quarried stone to celebrate and express the unique character of Aerie. Beautifully landscaped gardens and lawns provide the reprieve from the peace of the city. Inside, these one and two bedroom plus den homes range from 2,000 to 4,500 sq. ft. and boast zone-controlled air conditioning, cozy gas fireplaces, quality hardwood flooring, floor-to-ceiling windows, sleek stainless steel appliances, Maple shaker-style cabinets, granite countertops, kitchen islands, and spa-inspired bathrooms. Large private terraces invite outdoor entertaining, and most homes offer breathtaking panoramic views of the ocean and city.

Surrounded by West Vancouvers natural beauty only minutes from the bustle of Park Royal Mall, Aerie opens the doors into a world of possibilities. For recreational options, home owners can opt for Cypress Provincial Park, Capilano Golf and Country Club, Light House Park, Brissenden Park, West Vancouver Recreation & Aquatic Center, Kay Meek Center for performing arts, and Seawall Walk; for shopping options, you can go to Dundarave Village, Cypress Park Market, Caulfeild Shopping Center, and Ambleside Village. Aerie is also close to top ranked schools including Irwin Park School, Sentinel Secondary, Mulgrave School, and Pauline Johnson School. For the busy commuter, downtown Vancouver comes right to the neighbourhood, with Lions Gate Bridge close at your front door.

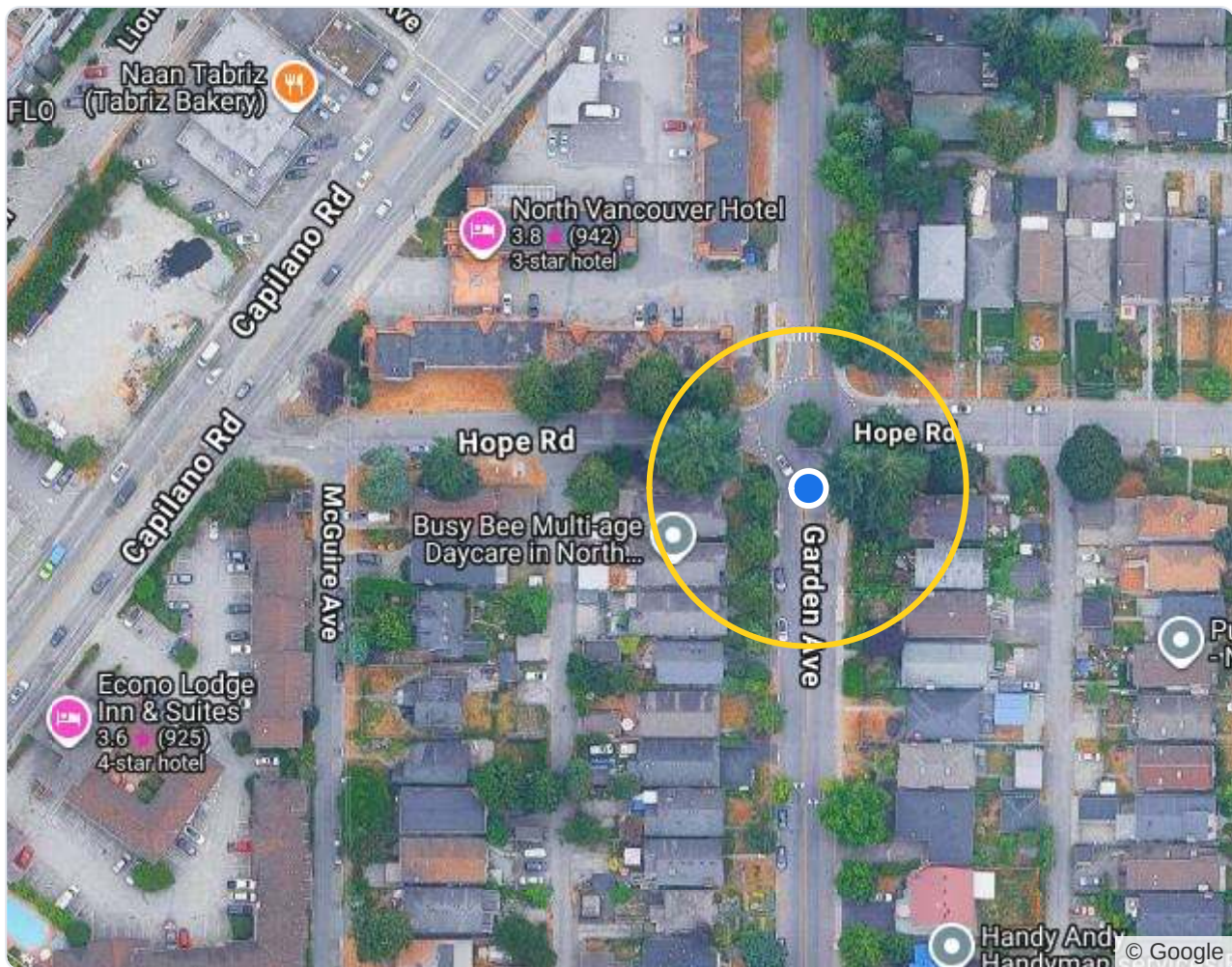
Amenities & Features

- ✓ Air Cond./central
- ✓ Elevator
- ✓ In Suite Laundry

Maintenance Fees Include

- ✓ Garbage Pickup
- ✓ Gardening
- ✓ Gas
- ✓ Heat
- ✓ Hot Water
- ✓ Management

Location



Les Twarog

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