

# 784 Argyle Street

New-Modern-Convenient-Value



Introducing Argyle by Basran Properties — a thoughtfully designed townhouse community that blends timeless farmhouse-inspired architecture with fresh, contemporary interiors. This quality-built townhome offers 3 bedrooms, 3 bathrooms, a fenced yard, and ample parking with both a garage and carport.

The main level features a bright, open-concept layout with 9' ceilings and a designer kitchen showcasing quartz countertops, a full-height quartz backsplash, a gas range, and premium appliances. The inviting living area includes a feature wall with built-in cabinetry and an electric fireplace, with access to a private deck. Upstairs, the spacious primary suite boasts a walk-in closet with custom millwork and a 3-piece ensuite featuring a herringbone-tiled, custom-glass shower. A generously sized second bedroom, large den, and convenient upper-level laundry complete this floor.

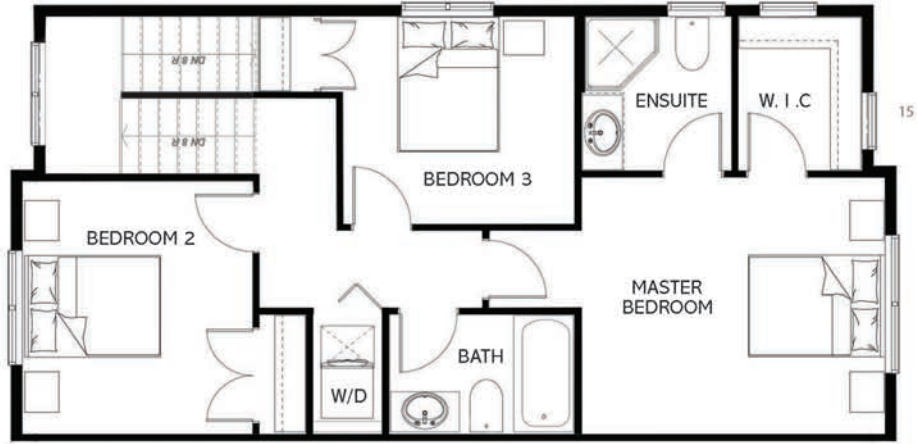
Perfectly located near downtown Penticton, the SOEC, restaurants, and schools, Argyle offers a connected, low-maintenance lifestyle. GST applicable — eligible first-time buyers may qualify for a GST exemption.



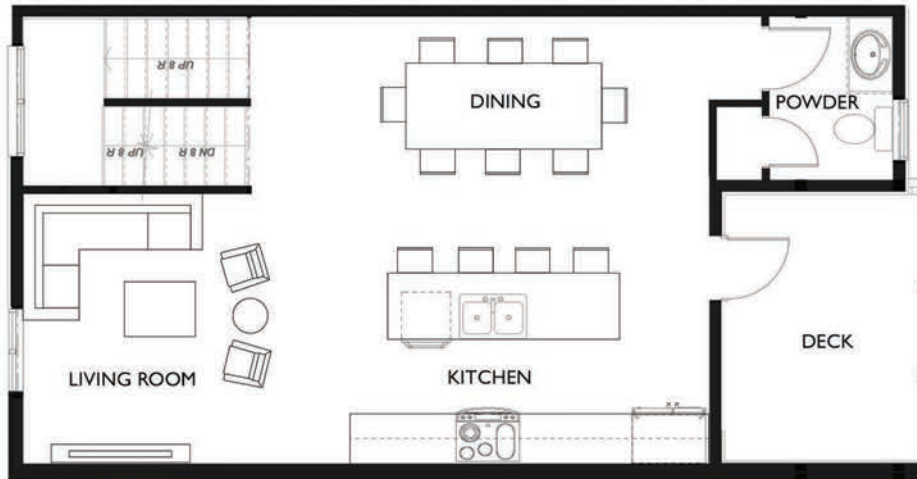
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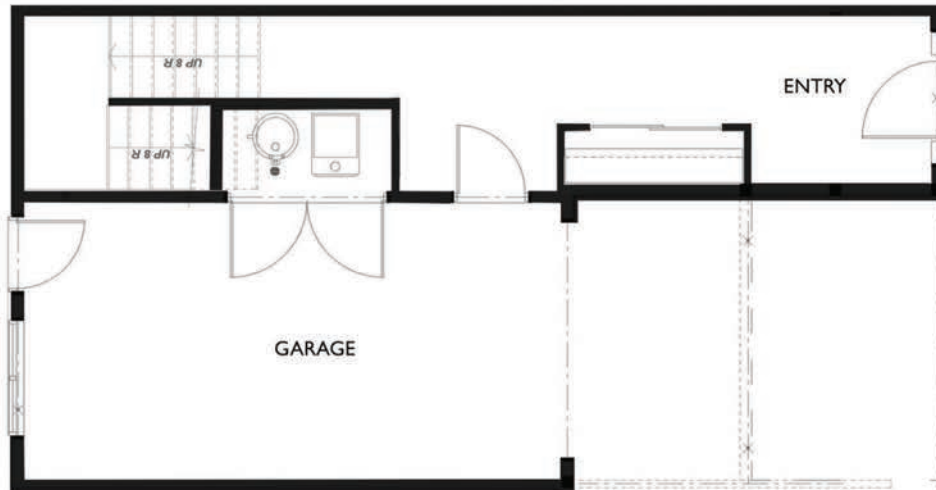
# 3 Bedroom Floor Plan



Upper Floor



Main Floor

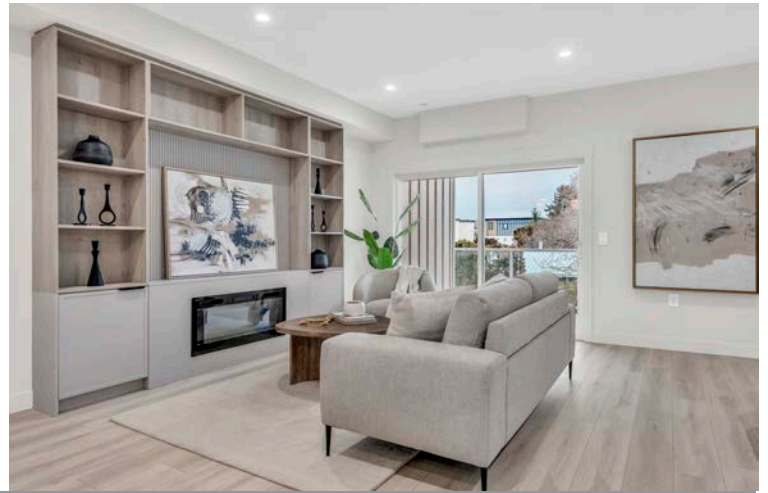


Lower Floor



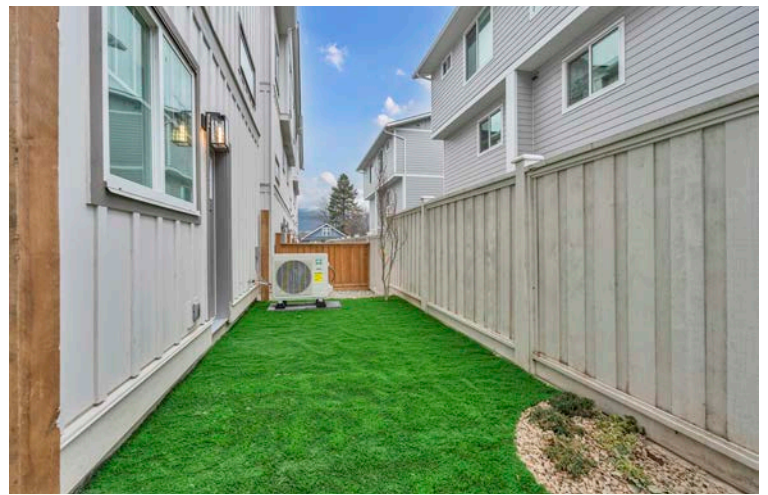
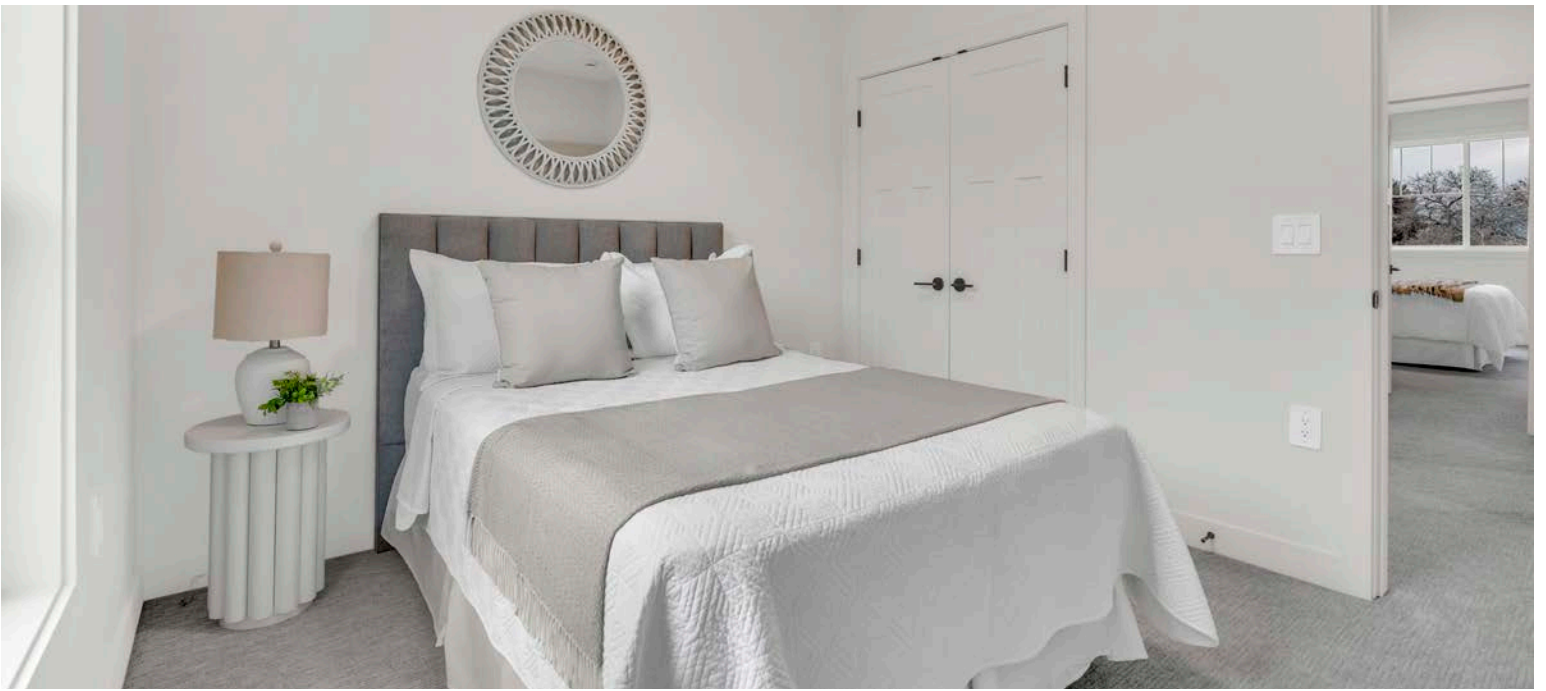
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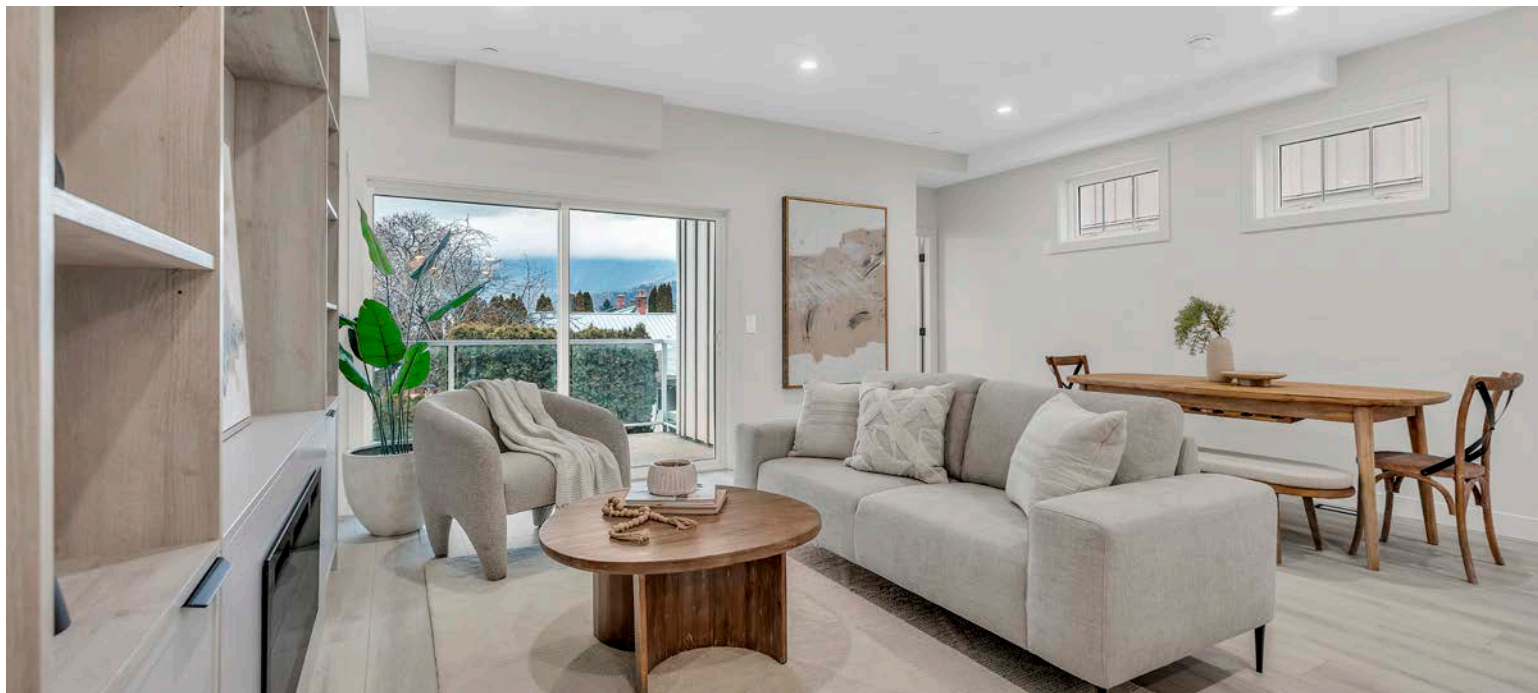


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# Additional Features

- Porcelain farm sink
- Custom closet cabinetry
- Heated garage plus carport
- Quartz countertops with quartz full height backsplash
- Samsung appliances
- Custom wood and metal railings
- Custom entertainment millwork and cabinets
- Home security system installed
- Custom beadboard feature stairway wall
- Fenced yard



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# Pricing/ Availability

Unit	Sq.Ft.	Type	Price
102	1,655	Mid/3Bed/3Bath	\$575,000
104	1,655	End/3Bed/3Bath	SOLD
105	1,655	End/3Bed/3Bath	SOLD
106	1,655	Mid/3Bed/3Bath	\$599,000
107	1,655	Mid/3Bed/3Bath	\$599,000
108	1,655	End/3Bed/3Bath	\$615,000

\*GST is applicable and is not included in the above pricing



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