



Presented by:
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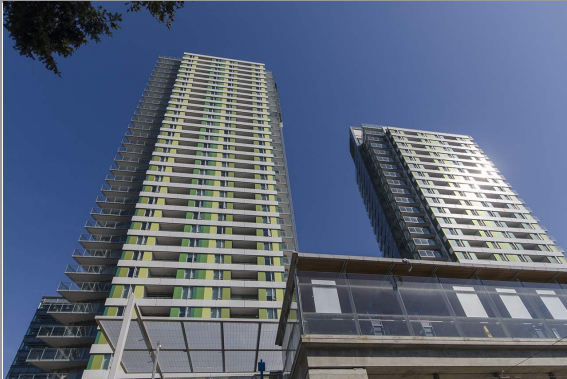


Active
R2304276
 Board: V
 Apartment/Condo

2002 488 SW MARINE DRIVE

Vancouver West
 Marpole
 V5X 0C6

Residential Attached
\$845,000 (LP)
 (SP)



Sold Date: Frontage (feet): Original Price: **\$845,000**
 Meas. Type: Frontage (metres): Approx. Year Built: **2015**
 Depth / Size (ft.): Bedrooms: **2** Age: **3**
 Lot Area (sq.ft.): **0.00** Bathrooms: **1** Zoning: **CD-1**
 Flood Plain: Full Baths: **1** Gross Taxes: **\$1,754.94**
 Council Apprv?: Half Baths: **0** For Tax Year: **2018**
 Exposure: **Southeast** Maint. Fee: **\$346.30** Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **029-650-038**
 Mgmt. Co's Name: **Warrington PCI** Tour:
 Mgmt. Co's Phone: **604-602-1887**
 View: **Yes: Fraser river, city & mountain**
 Complex / Subdiv: **Marine Gateway**
 Services Connected: **Electricity, Sanitary Sewer, Water**

Style of Home: Corner Unit, Upper Unit	Total Parking: 1 Covered Parking: 1 Parking Access:
Construction: Concrete	Parking: Garage; Underground
Exterior: Concrete, Mixed	Locker: Y
Foundation: Concrete Perimeter	Dist. to School Bus:
Rain Screen:	Total Units in Strata:
Renovations:	
Water Supply: City/Municipal	Reno. Year:
Fireplace Fuel: None	R.I. Plumbing:
Fuel/Heating: Baseboard	R.I. Fireplaces:
Outdoor Area: Balcony(s)	# of Fireplaces: 0
Type of Roof: Other	Property Disc.: Yes
	Fixtures Leased: No
	Fixtures Rmvd: No
	Floor Finish: Laminate, Mixed, Wall/Wall/Mixed

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Heat, Hot Water, Management, Recreation Facility**
 Legal: **PL EPS3032 LT 211 DL 311 LD 36. GROUP 1, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V.**
 Amenities: **Bike Room, Elevator, In Suite Laundry, Playground**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'5 x 10'6			x			x
Main	Kitchen	8'3 x 7'			x			x
Main	Master Bedroom	15' x 9'10			x			x
Main	Bedroom	10'2 x 10'			x			x
					x			x
					x			x
					x			x
					x			x
					x			x
					x			x

Finished Floor (Main): 703	# of Rooms: 4	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	Crawl/Bsmt. Height:			1	Main	4	No	Barn:
Finished Floor (Below): 0	Restricted Age:			2				Workshop/Shed:
Finished Floor (Basement): 0	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total): 703 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaws: Pets Allowed w/Rest., Rentals Allwd w/Restrctns			5				Door Height:
Unfinished Floor: 0	Basement: None			6				
Grand Total: 703 sq. ft.				7				
				8				

Listing Broker(s): **RE/MAX Margaret Leung Realty**

Marine Gateway by PCI. This like new SE corner home has a great open floor plan with 2 large bedrooms on opposite sides for privacy. Floor to ceiling windows. Beautiful water, city and mountain view. Kitchen with granite countertops. Balcony. Building amenities include caretaker, rooftop terrace with kids playground, lounge with kitchen etc. Convenient transit with Canada Line & bus routes. Complex offers T&T supermarket, Cineplex theaters, Shopper's Drug Mart, banks, coffee shop & restaurants and more. JW Sexsmith Elementary & Sir Winston Churchill Secondary catchment. 1 Parking and 1 locker. Balance of New Home Warranty.