



Presented by:
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Active
R2846995
Board: V
Apartment/Condo

2207 455 SW MARINE DRIVE

Vancouver West
Marpole
V5X 0H3

Residential Attached

\$1,249,000 (LP)
(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: \$1,249,000
Meas. Type:	Bedrooms: 3	Approx. Year Built: 2019
Frontage(feet):	Bathrooms: 2	Age: 5
Frontage(metres):	Full Baths: 2	Zoning: RES
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$3,648.28
Sq. Footage: 0.00		For Tax Year: 2023
Flood Plain:	P.I.D.: 030-698-278	Tax Inc. Utilities?: No
View: Yes : Mountain View & Park View		Tour: Virtual Tour URL
Complex / Subdiv:		
First Nation:		
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **1 Storey**
Construction: **Concrete**
Exterior: **Concrete, Glass, Mixed**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **R.I. Fireplaces:**
Fireplace Fuel: **None**
Fuel/Heating: **Forced Air, Heat Pump**
Outdoor Area: **Balcony(s)**
Type of Roof: **Other**

Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **1** Covered Parking: **1** Parking Access:
Parking: **Garage; Underground**
Dist. to Public Transit: **CLOSE** Dist. to School Bus: **CLOSE**
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: :
Fixtures Rmvd: :
Floor Finish: **Laminate, Tile**

Legal: **STRATA LOT 188, PLAN EPSS144, DISTRICT LOT 311, GROUP 1, NEW WESTMINSTER LAND DISTRICT, & DL 323, 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, Bike Room, Club House, Elevator, Exercise Centre, Garden, In Suite Laundry, Playground, Concierge**

Site Influences: **Central Location, Golf Course Nearby, Recreation Nearby, Shopping Nearby**
Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Microwave, Oven - Built In, Pantry, Smoke Alarm, Sprinkler - Fire**

Finished Floor (Main): 992	Units in Development: 458	Tot Units in Strata: 458	Locker: No
Finished Floor (Above): 0	Exposure: Northeast	Storeys in Building: 27	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: Rancho Management	Mgmt. Co's #: 604-684-4508	
Finished Floor (Below): 0	Maint Fee: \$803.97	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Garbage Pickup, Gardening, Gas, Heat, Hot Water, Management, Recreation Facility, Snow removal		
Finished Floor (Total): 992 sq. ft.			
Unfinished Floor: 0			
Grand Total: 992 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allwd w/Restrctns		
Suite: None	Restricted Age:	# of Pets: 2	Cats: Yes Dogs: Yes
Basement: None	# or % of Rentals Allowed:		
Crawl/Bsmt. Ht: # of Levels: 1	Short Term(<1yr)Rnt/Lse Alwd?: No		
# of Kitchens: 1	Short Term Lse-Details:		

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	10'0 x 11'3			x	1	Main	4	Yes
Main	Kitchen	12'8 x 8'4			x	2	Main	3	No
Main	Dining Room	11'2 x 6'1			x	3			
Main	Primary Bedroom	12'8 x 8'4			x	4			
Main	Bedroom	10'9 x 9'1			x	5			
Main	Bedroom	10'9 x 8'11			x	6			
Main	Walk-In Closet	8'0 x 4'3			x	7			
Main	Den	7'1 x 3'11			x	8			

Listing Broker(s): **RE/MAX Crest Realty**

Come visit our Air-conditioned and practical (almost 1000SF) 3Bed + Den large Corner unit - North East Facing - with floor to ceiling glass windows throughout the kitchen, living and dining area, plus Large wrap around balcony bringing in ample sunlights, magnificent city view with the beautiful north shore mountains as backdrop. Our Functional kitchen equips with high-end Miele appliances and Lots of cabinet storage, with a large kitchen island. Master Bedroom fits a King size bed, has a huge Walk-in Closet and a Double-sink 4 piece ensuite. 24hrs concierge available together with exercise centre, grand party room, and touch-less car wash. Steps away from Marine Gateway Station. Walking distance to shopping, T&T supermarket and restaurants. Open House: Feb 10 & 11, 2-4pm