

**Active**  
**R2571081**  
 Board: V  
 Apartment/Condo

**2302 488 SW MARINE DRIVE**

Vancouver West  
 Marpole  
 V5X 0C6

Residential Attached

**\$798,000** (LP)

(SP) 



Sold Date: Frontage (feet): Original Price: **\$798,000**  
 Meas. Type: Frontage (metres): Approx. Year Built: **2015**  
 Depth / Size (ft.): Bedrooms: **2** Age: **6**  
 Lot Area (sq.ft.): **0.00** Bathrooms: **1** Zoning: **CD-1**  
 Flood Plain: Full Baths: **1** Gross Taxes: **\$2,144.53**  
 Council Apprv?: Half Baths: **0** For Tax Year: **2020**  
 Exposure: **Southeast** Maint. Fee: **\$398.15** Tax Inc. Utilities?: **No**  
 If new, GST/HST inc?: P.I.D.: **029-650-518**  
 Mgmt. Co's Name: **Warrington PCI** Tour: **Virtual Tour URL**  
 Mgmt. Co's Phone: **604-602-1887**  
 View: **Yes: CLEAR VIEW OF CITY & RIVER**  
 Complex / Subdiv: **MARINE GATEWAY**  
 Services Connected: **Community, Electricity**

Style of Home: **Corner Unit, Upper Unit**  
 Construction: **Concrete**  
 Exterior: **Concrete, Glass, Mixed**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations:  
 Water Supply: **City/Municipal**  
 Fireplace Fuel:  
 Fuel/Heating: **Baseboard**  
 Outdoor Area: **Balcony(s)**  
 Type of Roof: **Tar & Gravel**

Reno. Year:  
 R.I. Plumbing: **No**  
 R.I. Fireplaces:  
 # of Fireplaces: **0**

Total Parking: **1** Covered Parking: **1** Parking Access:  
 Parking: **Garage; Underground** Locker: **Y**  
 Dist. to Public Transit: **LESS THAN 100M** Dist. to School Bus:  
 Units in Development: **415** Total Units in Strata: **415**  
 Title to Land: **Freehold Strata**  
 Property Disc.: **Yes**  
 Fixtures Leased: :  
 Fixtures Rmvd: :  
 Floor Finish: **Laminate, Mixed, Tile**

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Hot Water, Management, Sewer, Snow removal, Water**  
 Legal: **STRATA LOT 259, PLAN EPS3032, DISTRICT LOT 311, 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 V**

Amenities: **Elevator, In Suite Laundry, Playground, Recreation Center**

Site Influences: **Central Location, Shopping Nearby**  
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Microwave, Oven - Built In**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	10'7 x 11'7			x			x
Main	Kitchen	7'1 x 8'2			x			x
Main	Dining Room	7'1 x 4'0			x			x
Main	Master Bedroom	10'1 x 11'9			x			x
Main	Bedroom	10'2 x 10'3			x			x
					x			x
					x			x
					x			x
					x			x

Finished Floor (Main):	<b>724</b>	# of Rooms: <b>5</b>	# of Kitchens: <b>1</b>	# of Levels: <b>1</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	Crawl/Bsmt. Height:			1	<b>Main</b>	<b>4</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>0</b>	Restricted Age:			2				Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	# of Pets: <b>1</b>	Cats:	Dogs:	3				Pool:
Finished Floor (Total):	<b>724 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	<b>0</b>	Bylaws: <b>Pets Allowed w/Rest., Rentals Allowed</b>			5				Door Height:
Grand Total:	<b>724 sq. ft.</b>	Basement: <b>None</b>			6				
					7				
					8				

Listing Broker(s): **Anson Realty Ltd.**

**Super convenient Marine Gateway! Desirable higher level bright SE corner 2 Bed + 1 Bath home away from Marine Drive, with towering views of Fraser River & beyond. Efficient layout with no wasted space. Well maintained home in well managed complex, perfect for personal use or as a turnkey investment. One parking and one storage locker.**