



Presented by:
Eleanor Tan
 Royal LePage Westside
 Phone: 604-263-8800
<http://www.eleanortan.com>
eleanorsytan@gmail.com



Sold R2799899 Board: V Apartment/Condo		903 455 SW MARINE DRIVE Vancouver West Marpole V5X 0H3		Residential Attached \$573,000 (LP) \$568,000 (SP)					
		Sold Date: 8/7/2023 If new,GST/HST inc?: Meas. Type: Feet Bedrooms: 1 Frontage(feet): Bathrooms: 1 Frontage(metres): Full Baths: 1 Depth / Size (ft.): Half Baths: 0 Sq. Footage: 0.00 Flood Plain: View: No : Complex / Subdiv: W1 First Nation Reserv... Services Connctd: Community, Electricity, Natural Gas, Water Sewer Type: City/Municipal Water Supply: City/Municipal							
Original Price: \$589,000 Approx. Year Built: 2019 Age: 4 Zoning: CD-1 Gross Taxes: \$1,545.74 For Tax Year: 2022 Tax Inc. Utilities?: No Tour:									
Style of Home: 1 Storey Construction: Concrete Exterior: Concrete, Glass, Mixed Foundation: Concrete Perimeter Renovations: # of Fireplaces: 0 R.I. Fireplaces: Fireplace Fuel: None Fuel/Heating: Forced Air, Heat Pump Outdoor Area: Balcny(s) Patio(s) Dck(s) Type of Roof: Other		Reno. Year: Rain Screen: Metered Water: R.I. Plumbing:		Total Parking: 0 Covered Parking: 0 Parking Access: Parking: None, Visitor Parking Dist. to Public Transit: Near Dist. to School Bus: Near Title to Land: Freehold Strata Property Disc.: Yes Fixtures Leased: No : Fixtures Rmvd: Yes: Light fixture in dining room Floor Finish: Laminate, Tile					
Legal: STRATA LOT 88, PLAN EPS5144, 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, Club House, Elevator, Exercise Centre, In Suite Laundry, Playground, Storage, Concierge									
Site Influences: Central Location, Golf Course Nearby, Paved Road, Recreation Nearby, Shopping Nearby Features: ClthWsh/Dryr/Frdg/Stve/DW									
Finished Floor (Main): 483 Finished Floor (Above): 0 Finished Floor (AbvMain2): 0 Finished Floor (Below): 0 Finished Floor (Basement): 0 Finished Floor (Total): 483 sq. ft. Unfinished Floor: 0 Grand Total: 483 sq. ft.		Units in Development: Exposure: South Mgmt. Co's Name: Rancho Maint Fee: \$384.51 Maint Fee Includes: Caretaker, Garbage Pickup, Gardening, Gas, Hot Water, Management, Recreation Facility, Snow removal		Tot Units in Strata: Storeys in Building: Mgmt. Co's #: Council/Park Apprv?: Locker: Yes					
Suite: None Basement: None Crawl/Bsmt. Ht: # of Kitchens: 1		Bylaws Restrictions: Pets Allowed, Rentals Allowed Restricted Age: # or % of Rentals Allowed: Short Term(<1yr)Rnt/Lse Alwd?: No Short Term Lse-Details:		# of Pets: Cats: Dogs:					
# of Levels: 1 # of Rooms: 4									
Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	10'6 x 9'3			x	1	Main	4	No
Main	Kitchen	10'6 x 12'0			x	2			
Main	Primary Bedroom	9'0 x 9'0			x	3			
Main	Den	9'2 x 4'6			x	4			
		x			x	5			
		x			x	6			
		x			x	7			
		x			x	8			
Listing Broker(s): Macdonald Realty Westmar									
Welcome to Concord Pacific's W1, nestled within the popular Marine Gateway community where convenience is at your doorstep with plenty of shops, restaurants, and the Canada Line Station across the street. This 1 bed + den home was meticulously designed to optimize space with its practical floorplan, and boasts the luxurious features of a Concord-built home. There is plenty of storage in the kitchen with its integrated appliances, and the versatile den can be additional in-suite storage or a home office space! Enjoy the summer breeze on the extra wide patio, the perfect place to host a BBQ! Amenities include: concierge, club house, party/karaoke room, car wash, meeting room, gym. 1 locker included.									