



NEIGHBORHOOD HIGHLIGHTS

Elementary School

David Lloyd George Elementary

High School

Magee Secondary

French Immersion

General Gordon Elementary

Sir Winston Churchill Secondary

WALK SCORE: 82

TRANSIT SCORE: 56

104-8633 SW MARINE DRIVE

2 BED, 2 BATH, 851 SQ. FT.

Conveniently located close to shopping and transit. A great outdoor space extends your living area with a covered private patio and fenced-off space great for kids and entertaining. This unit is quiet and away from traffic. New building upgrades paid for with new windows arriving soon and exterior work to be done early next year. You will get a great refreshed building for great value.

\$499,000

Keith Roy, PREC*

Taryn Lees

Greg Dent

Greg Andruff, PREC*

Sarah Hopkins

Keith Roy
AND ASSOCIATES

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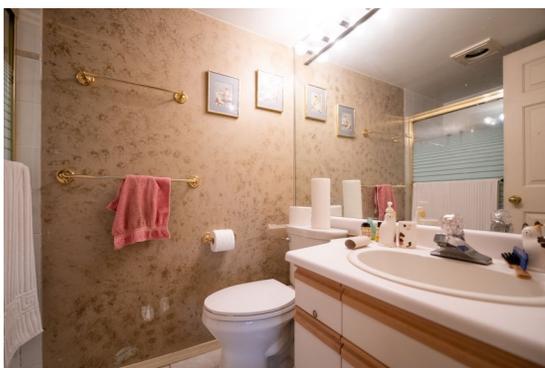
RE/MAX

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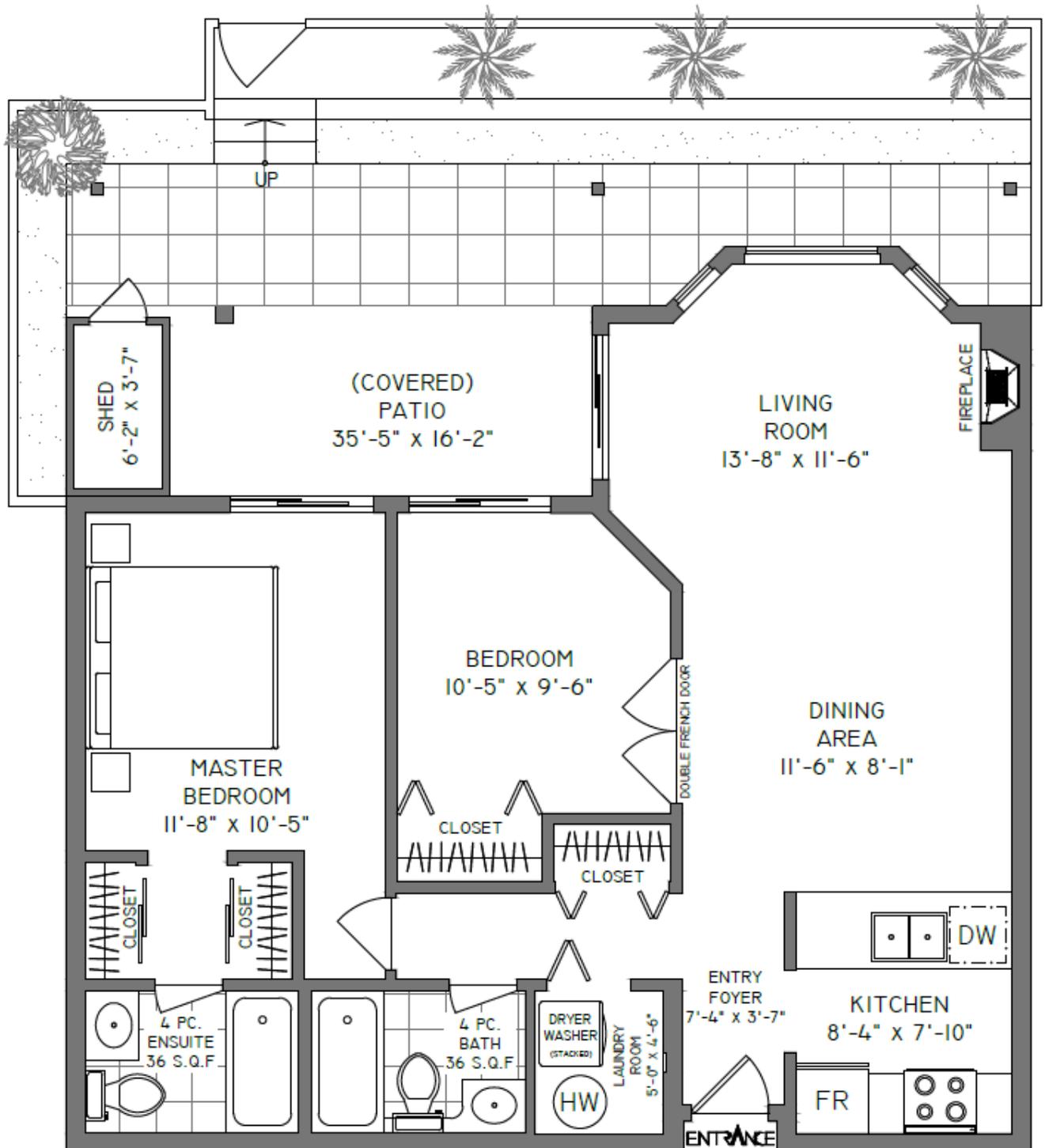
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104-8633 SW MARINE DRIVE

View additional photos at www.VancouverPropertyFinder.com



FLOOR	AREA (SQ. FT.)	
	FINISHED	PATIO
FIRST	851	431





Presented by:
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Active **104 8633 SW MARINE DRIVE** Residential Attached
R2510808 Vancouver West **\$499,000 (LP)**
 Board: V Marpole (SP) **M**
 Apartment/Condo V6P 6A2



Sold Date: Frontage (feet): Original Price: **\$499,000**
 Meas. Type: **Feet** Frontage (metres):
 Depth / Size (ft.): Bedrooms: **2** Approx. Year Built: **1989**
 Lot Area (sq.ft.): **0.00** Bathrooms: **2** Age: **31**
 Flood Plain: Full Baths: **2** Zoning: **RM-4**
 Council Apprv?: Half Baths: **0** Gross Taxes: **\$1,550.62**
 Exposure: Maint. Fee: **\$401.20** For Tax Year: **2020**
 If new, GST/HST inc?: Tax Inc. Utilities?: **No**
 Mgmt. Co's Name: **SOUTHVIEW PTY MGMT** P.I.D.: **013-259-784**
 Mgmt. Co's Phone: **604-270-8811** Tour: **Virtual Tour URL**
 View: **No :**
 Complex / Subdiv: **SOUTHBEND**
 Services Connected: **Community, Water**
 Sewer Type:

Style of Home: **Ground Level Unit** Total Parking: **1** Covered Parking: **1** Parking Access:
 Construction: **Frame - Wood** Parking: **Garage; Underground**
 Exterior: **Vinyl** Locker: **N**
 Foundation: **Concrete Perimeter** Reno. Year: Dist. to Public Transit: **CLOSE** Dist. to School Bus: **CLOSE**
 Rain Screen: R.I. Plumbing: Units in Development: **23** Total Units in Strata: **23**
 Renovations: Metered Water: Property Disc.: **Yes**
 Water Supply: **City/Municipal** R.I. Fireplaces: Fixtures Leased: **No :**
 Fireplace Fuel: **Gas - Natural** # of Fireplaces: **1** Fixtures Rmvd: **No :**
 Fuel/Heating: **Baseboard, Electric** Floor Finish: **Laminate**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
 Type of Roof: **Torch-On**

Maint Fee Inc: **Electricity, Garbage Pickup, Gas, Management**
 Legal: **STRATA LOT 4, PLAN VAS2369, DISTRICT LOT 318, NEW WESTMINSTER LAND DISTRICT, UNDIV 421/10000 SHARE IN COM PROP THEREIN TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT**
 Amenities: **Elevator, In Suite Laundry**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	7'4 x 3'7			x			x
Main	Kitchen	8'4 x 7'10			x			x
Main	Dining Room	11'6 x 8'1			x			x
Main	Living Room	13'8 x 11'6			x			x
Main	Master Bedroom	11'8 x 10'5			x			x
Main	Bedroom	10'5 x 9'6			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 851	# of Rooms: 6	# 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	Main	4	Yes	Workshop/Shed:
Finished Floor (Basement): 0	# of Pets: 1	Cats: Yes	Dogs: Yes	3				Pool:
Finished Floor (Total): 851 sq. ft.	# or % of Rentals Allowed: 2			4				Garage Sz:
	Bylaws: Pets Allowed w/Rest., Rentals Allw w/Restrctns			5				Grg Dr Ht:
Unfinished Floor: 0				6				
Grand Total: 851 sq. ft.	Basement: None			7				
				8				

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