



NEIGHBORHOOD HIGHLIGHTS

Elementary School

David Lloyd George Elementary

High School

Magee Secondary

French Immersion

General Gordon Elementary

Sir Winston Churchill Secondary

102-1550 SW MARINE DRIVE

1 BED, 1 BATH, 677 SQ.FT.

\$5000 PAINT & APPLIANCE CREDIT! Garden level with private patio entrance OR main building entrance. This spacious 1 bedroom unit has a great layout with a partial open kitchen, big bedroom, dining room and a living room with a gas fireplace. The patio has room for a BBQ, some gardening and dining space. The building has been fully rainscreened with newer envelope, windows and fencing. Bylaws allow cat or 1 small caged animal. Rentals limited to 1. Some photos have been virtually staged to show potential of the suite after painting!

WALK SCORE: 82

\$398,000

Keith Roy, PREC*

Taryn Lees

Greg Dent

Greg Andruff, PREC*

Sarah Hopkins

Keith Roy
AND ASSOCIATES

604.210.2933
team@keithroy.com
www.KeithRoy.com



RE/MAX

This communication is not intended to cause or induce breach of an existing agency agreement. RE/MAX Select Realty.

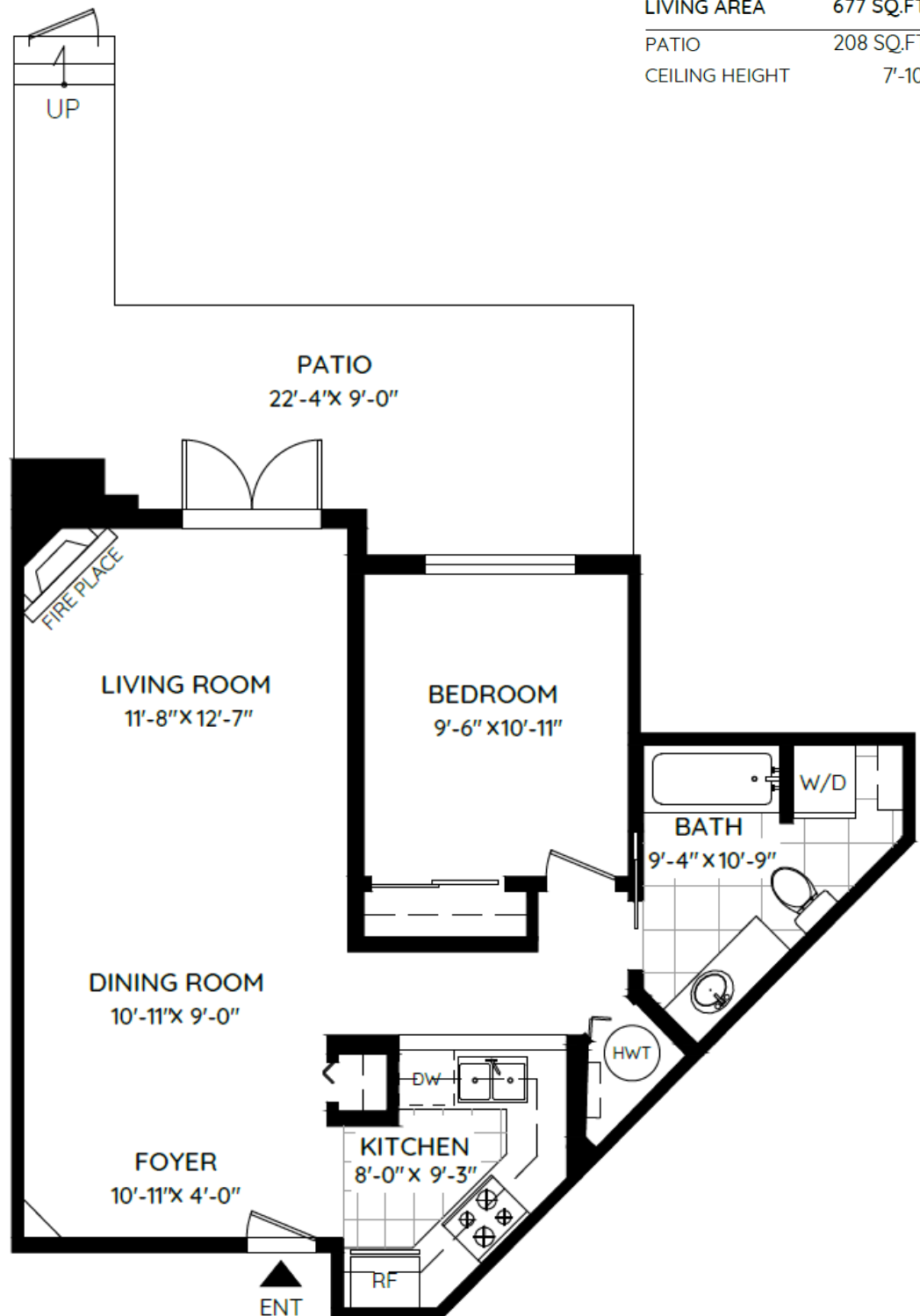
*Personal Real Estate Corporation

102-1550 SW MARINE DRIVE

View additional photos & 3D Tour at www.KeithRoy.com



LIVING AREA	677 SQ.FT.
PATIO	208 SQ.FT.
CEILING HEIGHT	7'-10"



0 ft 3 ft 5 ft

The floor plan and the measurements are approximate and are to be used for advertising usage only.
Not suitable for architectural or construction. E60 Insured Total sq.ft. is calculated using method ANSI - Z765.



Presented by:
Keith Roy PREC*

RE/MAX Select Realty
Phone: 604-210-2933
<http://www.keithroy.com>
team@keithroy.com



Active
R2481390
Board: V
Apartment/Condo

102 1550 SW MARINE DRIVE

Vancouver West
Marpole
V6P 6A6

Residential Attached

\$398,000 (LP)

(SP) **M**



Sold Date:
Meas. Type: **Feet**
Depth / Size (ft.):
Lot Area (sq.ft.): **0.00**
Flood Plain:
Council Apprv?:
Exposure: **North**
If new, GST/HST inc?:
Mgmt. Co's Name: **FAIRFAX MANAGEMENT**
Mgmt. Co's Phone: **778-328-9712**
View:
Complex / Subdiv: **THE CARLTON**
Services Connected: **Community, Electricity, Water**
Sewer Type: **City/Municipal**

Frontage (feet):
Frontage (metres):
Bedrooms: **1**
Bathrooms: **1**
Full Baths: **1**
Half Baths: **0**
Maint. Fee: **\$261.13**

Original Price: **\$425,000**
Approx. Year Built: **1991**
Age: **29**
Zoning: **RM-4**
Gross Taxes: **\$1,272.67**
For Tax Year: **2020**
Tax Inc. Utilities?: **No**
P.I.D.: **016-767-250**
Tour: **Virtual Tour URL**

Style of Home: **Ground Level Unit**
Construction: **Frame - Wood**
Exterior: **Stucco**
Foundation: **Concrete Perimeter**
Rain Screen: **Full**
Renovations:
Water Supply: **City/Municipal**
Fireplace Fuel: **Gas - Natural**
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **Fenced Yard, Patio(s)**
Type of Roof: **Torch-On**

Reno. Year:
R.I. Plumbing:
Metered Water:
R.I. Fireplaces:
of Fireplaces: **1**

Total Parking: **1** Covered Parking: **1**
Parking: **Garage; Underground**
Dist. to Public Transit: **CLOSE**
Units in Development: **21**
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Wall/Wall/Mixed**

Parking Access: **Lane**
Locker: **Y**
Dist. to School Bus: **CLOSE**
Total Units in Strata: **21**

Maint Fee Inc: **Gardening, Gas, Management**

Legal: **STRATA LOT 2, PLAN VAS2799, DISTRICT LOT 318, 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 1 OR V, AS APPROPRIATE**

Amenities: **Bike Room, Elevator, In Suite Laundry**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**

Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	10'11 x 4'			x			x
Main	Kitchen	8' x 9'3			x			x
Main	Dining Room	10'11 x 9'			x			x
Main	Living Room	11'8 x 12'7			x			x
Main	Bedroom	9'6 x 10'11			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	677	# of Rooms: 5	# 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: 1	Cats: Yes	Dogs: No	3				Pool:
Finished Floor (Total):	677 sq. ft.	# or % of Rentals Allowed: 1			4				Garage Sz:
		Bylaws: Pets Allowed w/Rest., Rentals Allwd w/Restrctns			5				Grg Dr Ht:
Unfinished Floor:	0	Basement: None			6				
Grand Total:	677 sq. ft.				7				
					8				

Keith Roy, PREC*

Taryn Lees

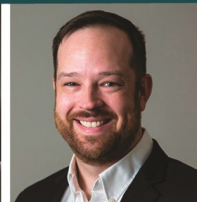
Greg Dent

Greg Andruff, PREC*

Sarah Hopkins

Keith Roy
AND ASSOCIATES

604.210.2933
team@keithroy.com
www.KeithRoy.com



RE/MAX

This communication is not intended to create or induce breach of an existing Agency Agreement, RE/MAX Select Realty.

*Personal Real Estate Corporation