




#205 – 2418 Marine Drive Offered at \$1,998,000

This gorgeous top floor 2 bedroom, 2 bathroom home offers panoramic views from a huge open plan layout. Features include 1,204 sq. ft. of living space, VAULTED ceilings, huge southeast facing deck, and radiant heat. A corner unit with office space below and only one neighbor. The location is second to none in the heart of Dundarave and just steps to the sea wall.



ERIC CHRISTIANSEN
GROUP
eric@ericchristiansen.com

604-312-9999
2479 BELLEVUE AVE, WEST VANCOUVER, BC V7V 1E1

Active		205 2418 MARINE DRIVE		Residential Attached					
R2882175		West Vancouver		\$1,998,000 (LP) 					
Board: V		Dundarave		(SP) 					
Apartment/Condo		V7V 1L1							
		Sold Date:		If new,GST/HST inc?:					
		Meas. Type: Feet		Bedrooms: 2					
		Frontage(feet):		Bathrooms: 2					
		Frontage(metres):		Full Baths: 2					
		Depth / Size (ft.):		Half Baths: 0					
		Sq. Footage: 0.00		Original Price: \$1,998,000					
		Flood Plain:		Approx. Year Built: 1999					
		View: Yes :spectacular water & city		Age: 25					
		Complex / Subdiv: Dundarave Mews		Zoning: C2					
		First Nation:		Gross Taxes: \$4,135.66					
		Services Connctd: Electricity, Natural Gas, Water		For Tax Year: 2023					
		Sewer Type:		Tax Inc. Utilities?:					
				Tour: Virtual Tour URL					
		Water Supply: City/Municipal							
Style of Home: 1 Storey, Corner Unit, Upper Unit		Total Parking: 2		Covered Parking: 2					
Construction: Frame - Wood		Parking: Garage Underbuilding		Parking Access: Lane, Rear					
Exterior: Wood		Dist. to Public Transit: Near		Dist. to School Bus: Near					
Foundation: Concrete Perimeter		Title to Land: Freehold Strata							
Renovations:		Property Disc.: Yes							
# of Fireplaces: 1		Fixtures Leased: No							
R.I. Fireplaces:		Fixtures Rmvd: No							
Fireplace Fuel: Gas - Natural		Floor Finish: Laminate, Tile							
Fuel/Heating: Hot Water, Radiant									
Outdoor Area: Balcny(s) Patio(s) Dck(s)									
Type of Roof: Other, Torch-On									
Legal: STRATA LOT 21, PLAN LMS3972, DISTRICT LOT 555, 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 1									
Amenities: Elevator, In Suite Laundry, Storage									
Site Influences: Central Location, Recreation Nearby, Shopping Nearby, Ski Hill Nearby									
Features: CithWsh/Dryr/Frdg/Stve/DW, Microwave									
Finished Floor (Main): 1,204		Units in Development: 7		Tot Units in Strata: 23					
Finished Floor (Above): 0		Exposure:		Locker: Yes					
Finished Floor (AbvMain2): 0		Mgmt. Co's Name: Tribe Management		Stores in Building: 2					
Finished Floor (Below): 0		Maint Fee: \$979.87		Mgmt. Co's #: 604-343-2601					
Finished Floor (Basement): 0		Maint Fee Includes: Garbage Pickup, Gardening, Hot Water, Management, Sewer, Water		Council/Park Apprv?:					
Finished Floor (Total): 1,204 sq. ft.		Bylaws Restrictions: Pets Allowed, Rentals Allwd w/Restrctns							
Unfinished Floor: 0		Restricted Age:		# of Pets:					
Grand Total: 1,204 sq. ft.		# or % of Rentals Allowed:		Cats: Yes Dogs: Yes					
Suite:		Short Term (<1yr)Rnt/Lse Alwd?: Yes							
Basement: None		Short Term Lse-Details: Minimum lease 90 days							
Crawl/Bsmt. Ht:									
# of Kitchens: 1									
# of Rooms: 8									
Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	16'0 x 13'7			x	1	Main	3	No
Main	Dining Room	13'9 x 12'9			x	2	Main	4	Yes
Main	Kitchen	11'5 x 9'5			x	3			
Main	Primary Bedroom	12'11 x 12'9			x	4			
Main	Walk-In Closet	6'1 x 4'11			x	5			
Main	Bedroom	10'4 x 9'0			x	6			
Main	Laundry	6'2 x 5'6			x	7			
Main	Foyer	7'0 x 6'7			x	8			
Listing Broker(s): Bellevue Realty Group									

Full video tour at www.ericchristiansen.com

All information contained herein is deemed to be accurate but should not be relied upon without verification.



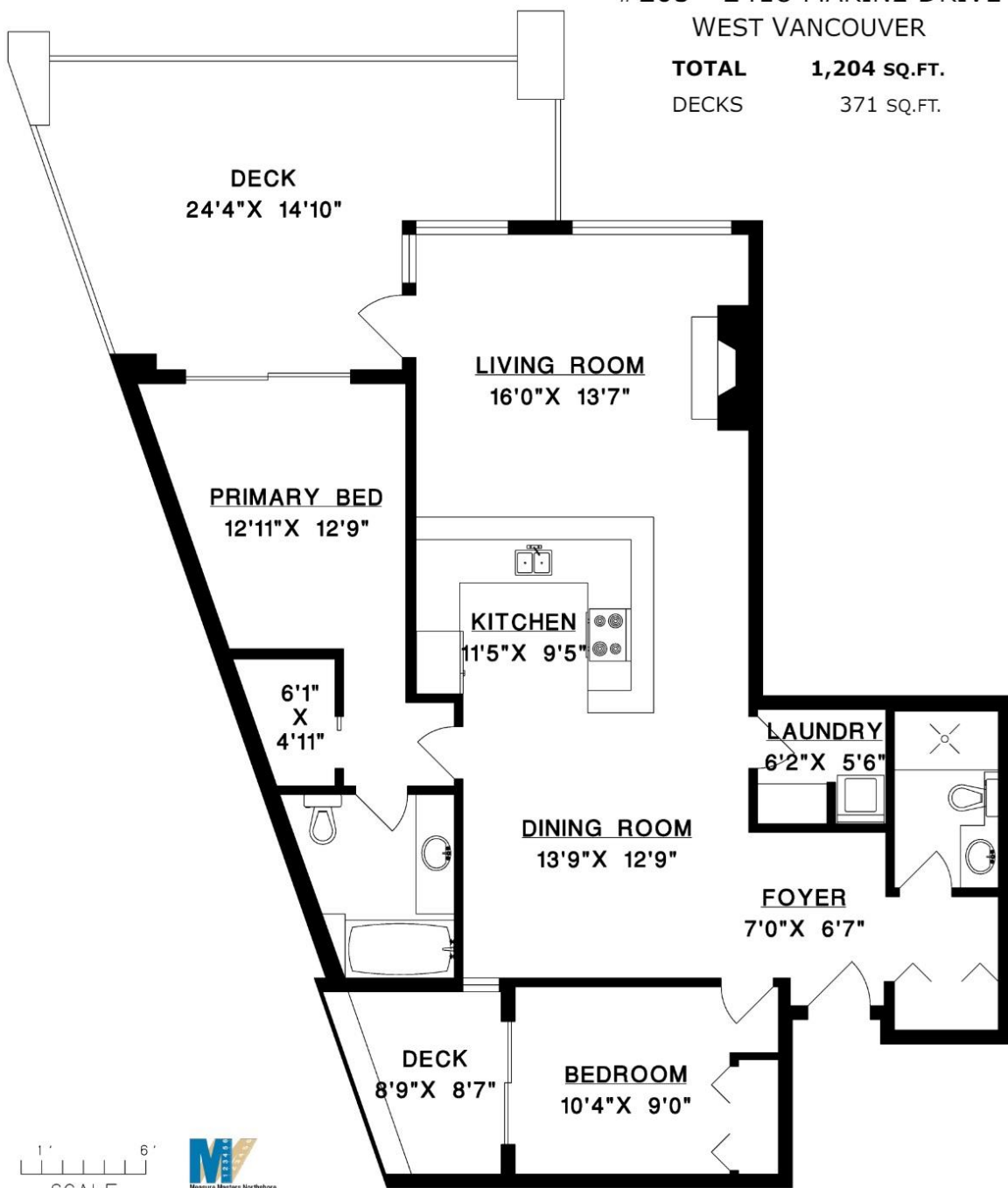
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BRG

#205 - 2418 MARINE DRIVE
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TOTAL 1,204 SQ.FT.
DECKS 371 SQ.FT.



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