


#9 – 1891 Marine Drive Offered at \$999,000

Perfectly positioned between Dundarave and Ambleside, directly across from Memorial Park, this refined residence at Parkview Place offers an exceptional West Vancouver lifestyle. This one-bedroom, one-bath home is set within a solid concrete boutique building and features air-conditioning, electric blinds, gourmet kitchen, premium finishes, radiant in-floor heating, and bright south-facing exposure. Enjoy a private outdoor space, secure underground parking, and effortless access to shops, dining, and the beach just moments away. A stylish choice for those looking to simplify without compromise. Pet friendly, walk in unit spanning over 1,000 square feet.



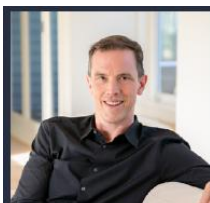
ERIC CHRISTIANSEN
eric@ericchristiansen.com

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

Active R3111199 Board: V Apartment/Condo		9 1891 MARINE DRIVE West Vancouver Ambleside V7V 1J7		Residential Attached \$999,000 (LP) (SP)																																																																																											
		Sold Date: _____ Meas. Type: _____ Frontage(feet): _____ Frontage(metres): _____ Depth / Size (ft.): _____ Sq. Footage: 0.00 Flood Plain: _____ View: _____ : _____ Complex / Subdiv: _____ First Nation _____ Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Water Sewer Type: _____ Water Supply: City/Municipal		If new,GST/HST inc?: _____ Bedrooms: 1 Bathrooms: 1 Full Baths: 1 Half Baths: 0 P.I.D.: 028-100-425		Original Price: \$999,000 Approx. Year Built: 2010 Age: 16 Zoning: CD40 Gross Taxes: \$2,900.54 For Tax Year: 2024 Tax Inc. Utilities?: _____ Tour: Virtual Tour URL																																																																																									
		Style of Home: Inside Unit Construction: Concrete Exterior: Stone, Stucco, Wood Foundation: Concrete Perimeter Renovations: _____ # of Fireplaces: _____ R.I. Fireplaces: _____ Fireplace Fuel: _____ Fuel/Heating: Radiant Outdoor Area: Patio(s) Type of Roof: Other		Total Parking: 1 Covered Parking: 1 Parking Access: Front Parking: Garage Underbuilding Dist. to Public Transit: Steps Dist. to School Bus: Close Title to Land: Freehold Strata Property Disc.: Yes Fixtures Leased: _____ : _____ Fixtures Rmvd: _____ : _____ Floor Finish: Hardwood																																																																																											
Legal: STRATA LOT 1, PLAN BCS3668, DISTRICT LOT 775, 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 OR V, AS APPROPRIATE																																																																																															
Amenities: Air Cond./Central, In Suite Laundry, Wheelchair Access																																																																																															
Site Influences: Central Location, Recreation Nearby, Shopping Nearby, Ski Hill Nearby Features: Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW																																																																																															
Finished Floor (Main): 1,037 Finished Floor (Above): 0 Finished Floor (AbvMain2): 0 Finished Floor (Below): 0 Finished Floor (Basement): 0 Finished Floor (Total): 1,037 sq. ft. Unfinished Floor: 0 Grand Total: 1,037 sq. ft.		Units in Development: 10 Exposure: _____ Mgmt. Co's Name: Stratawest Management Maint Fee: \$1,388.00 Maint Fee Includes: Garbage Pickup, Gardening, Gas, Hot Water, Management		Tot Units in Strata: 10 Locker: No Storeys in Building: 3 Mgmt. Co's #: 604-904-9595 Council/Park Apprv?: _____																																																																																											
Suite: _____ Basement: None Crawl/Bsmt. Ht: _____ # of Levels: 0 # of Kitchens: 1 # of Rooms: 6		Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allwd w/Restrctns Restricted Age: _____ # of Pets: 2 Cats: Yes Dogs: Yes # or % of Rentals Allowed: 100% Short Term(<1yr)Rnt/Lse Alwd?: No Short Term Lse-Details: _____																																																																																													
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Listing Broker(s): Century 21 In Town Realty		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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GROSS INTERNAL AREA: 1037 sq ft
EXCLUDED BALCONY: 65 sq ft
CEILING HEIGHT: 8'1"

The enclosed information while deemed to be correct, is not guaranteed. May include unfinished area. This is for marketing purposes only and is not intended for architectural/construction use.



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