



Chris Brown PREC*

Presented by:
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Active
R2405073
Board: V
Apartment/Condo

313 725 MARINE DRIVE

North Vancouver
Harbourside
V7M 1H4

Residential Attached
\$969,900 (LP)
(SP)



Sold Date:	Frontage (feet):	Original Price: \$969,900
Meas. Type: Feet	Frontage (metres):	Approx. Year Built: 2018
Depth / Size (ft.):	Bedrooms: 3	Age: 1
Lot Area (sq.ft.): 0.00	Bathrooms: 2	Zoning: CD-655
Flood Plain: Yes	Full Baths: 2	Gross Taxes: \$2,799.45
Council Apprv?:	Half Baths: 0	For Tax Year: 2019
Exposure: South	Maint. Fee: \$528.33	Tax Inc. Utilities?:
If new, GST/HST inc?: Yes		P.I.D.: 030-563-011
Mgmt. Co's Name: RANCHO MANAGEMENT		Tour:
Mgmt. Co's Phone: 604-684-4508		
View: :		
Complex / Subdiv: MARINE + FELL		
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type:		

Style of Home: Corner Unit	Total Parking: 1	Covered Parking: 1	Parking Access: Side
Construction: Frame - Wood	Parking: Garage; Underground, Visitor Parking		
Exterior: Brick, Glass, Fibre Cement Board			Locker: Y
Foundation: Concrete Perimeter	Reno. Year:	Dist. to Public Transit: 1 BLK	Dist. to School Bus:
Rain Screen: Full	R.I. Plumbing:	Units in Development: 80	Total Units in Strata: 80
Renovations:	Metered Water:	Title to Land: Freehold Strata	
Water Supply: City/Municipal	R.I. Fireplaces: 0	Property Disc.: Yes	
Fireplace Fuel: None	# of Fireplaces: 0	Fixtures Leased: No	
Fuel/Heating: Radiant		Fixtures Rmvd: No	
Outdoor Area: Balcny(s) Patio(s) Dck(s)		Floor Finish: Laminate, Tile	
Type of Roof: Asphalt			

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Gas, Heat, Hot Water, Management, Recreation Facility, Snow removal**
Legal: **PCL 1 DL 265 GRP 1 NEW WESTMINSTER DISTRICT PL LMP 43395**

Amenities: **Bike Room, Club House, Elevator, In Suite Laundry, Storage, Wheelchair Access**

Site Influences: **Central Location, Paved Road, Recreation Nearby, Shopping Nearby, Ski Hill Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Heat Recov. Vent., Intercom, Microwave, Pantry, Smoke Alarm, Sprinkler - Fire**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	13'8 x 8'9			x			x
Main	Living Room	18'3 x 14'7			x			x
Main	Master Bedroom	11' x 12'1			x			x
Main	Bedroom	9'3 x 9'10			x			x
Main	Bedroom	9'8 x 9'6			x			x
Main	Den	5'4 x 7'3			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 1,196	# 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: 2	Cats: Yes	Dogs: Yes	3				Pool:
Finished Floor (Total): 1,196 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor: 0	Bylaws: Pets Allowed w/Rest., Rentals Allwd w/Restrctns			5				Grg Dr Ht:
Grand Total: 1,196 sq. ft.	Basement: None			6				
				7				
				8				

Listing Broker(s): **VPG Realty Inc.**

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The final opportunity at Marine+Fell! Developed by Anthem Properties, Marine+Fell is a brand new mixed-use low rise community of 80 modern move-in ready homes. Centrally located on the Marine Drive corridor, M+F is steps to restaurants, breweries, transit, the spirit trail and more. This 3 bed + den home offers over-height ceilings, quartz countertops, stainless steel Fisher + Paykal fridge, Whirlpool gas range, designer Grohe faucets and spa inspired bathrooms. Cozy in-floor radiant heat, side-by-side Samsung W/D and an oversized South facing balcony with views of Lions Gate Bridge round out the list! Amenities include a 1,000sf entertainment lounge with kitchenette and outdoor patio. One parking and one locker included. Pets and rentals allowed. GST INCL. and quick possession possible!