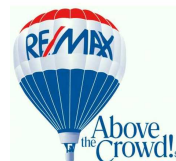




Presented by:
Katayoon Webb PREC*

RE/MAX Crest Realty
Phone: 604-315-8715

katayoonwebb@remax.net



Active
R2342210
Board: V
House/Single Family

2550 SE MARINE DRIVE

Vancouver East
Fraserview VE
V5S 2H1

Residential Detached

\$1,048,800 (LP)
(SP)



Sold Date: _____ Frontage (feet): **30.00** Original Price: **\$1,048,800**
 Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1991**
 Depth / Size: **124** Bathrooms: **3** Age: **28**
 Lot Area (sq.ft.): **3,672.00** Full Baths: **2** Zoning: **RS-1B**
 Flood Plain: **No** Half Baths: **1** Gross Taxes: **\$3,814.59**
 Rear Yard Exp: **South** Council Apprv?: _____ Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: _____ P.I.D.: **017-330-831**
 Tour: **Virtual Tour URL**

View: **Yes: SUNRISE & RIVER VIEWS**
 Complex / Subdiv: **FRASERLANDS**
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **2 Storey**
 Construction: **Frame - Wood**
 Exterior: **Vinyl**
 Foundation: **Concrete Perimeter**
 Rain Screen: _____
 Renovations: **Partly**
 # of Fireplaces: **1**
 Fireplace Fuel: **Natural Gas**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Electric, Natural Gas, Radiant**
 Outdoor Area: **Balcony(s), Fenced Yard, Patio(s)**
 Type of Roof: **Asphalt**

Reno. Year: **9999**
 R.I. Plumbing: **No**
 R.I. Fireplaces: **0**

Total Parking: **1** Covered Parking: **1** Parking Access: **Lane**
 Parking: **DetachedGrge/Carport**
 Dist. to Public Transit: **0.5** Dist. to School Bus: **1**
 Title to Land: **Freehold Strata**
 Property Disc.: **Yes**
 PAD Rental: _____
 Fixtures Leased: **No** :
 Fixtures Rmvd: **No** :
 Floor Finish: **Hardwood, Tile, Wall/Wall/Mixed**

Legal: **STRATA LOT A, PLAN LMS39, DISTRICT LOT 258, 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: **None**

Site Influences: **Central Location, Golf Course Nearby, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Smoke Alarm, Vacuum R.I.**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'10 x 13'			x			x
Main	Kitchen	13'8 x 11'4			x			x
Main	Dining Room	18'3 x 8'			x			x
Main	Eating Area	7'7 x 5'9			x			x
Main	Family Room	14'3 x 10'11			x			x
Main	Laundry	5' x 4'7			x			x
Above	Master Bedroom	13'9 x 11'5			x			x
Above	Bedroom	13'10 x 10'9			x			x
Above	Bedroom	13'6 x 10'5			x			
Above	Bedroom	10'6 x 9'9			x			

Finished Floor (Main):	1,024	# of Rooms:	10	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	917	# of Kitchens:	1	1	Above	3	Yes	Barn:
Finished Floor (Below):	0	# of Levels:	2	2	Above	4	No	Workshop/Shed:
Finished Floor (Basement):	0	Suite:	None	3	Main	2	No	Pool:
Finished Floor (Total):	1,941 sq. ft.	Crawl/Bsmt. Height:		4				Garage Sz:
Unfinished Floor:	0	Beds in Basement:	0	5				Door Height:
Grand Total:	1,941 sq. ft.	Basement:	Crawl	6				
				7				
				8				

Listing Broker(s): **RE/MAX Crest Realty**

River District at it's best! This is a beautifully maintained & renovated DETACHED house on a bare land strata NO Strata fee! It is nestled away from Marine Drive and is quiet. The HOME welcomes you with an open plan living room with gorgeous hardwood floors, fully renovated kitchen with large chef's island, leading to a bright dining room. The sunken family room opens up to a fully fenced south facing backyard, professionally installed astro turf makes your front & back yard low maintenance, green and manicured. Upstairs, you have four LARGE bedrooms, Sunken MB with gorgeous river views and fully renovated en-suite. Detached single garage, lane access, large crawl space for storage, close to all school levels & amenities. Perfect for a growing family! Open House Sat Mar 2, 12-2pm.