



Presented by:  
**Katayoon Webb PREC\***

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**Active**  
**R2377461**  
Board: V  
Apartment/Condo

**306 1177 MARINE DRIVE**

North Vancouver  
Norgate  
V7P 1T1

Residential Attached

**\$524,900** (LP)

(SP)



Sold Date: Frontage (feet): Original Price: **\$524,900**  
 Meas. Type: Frontage (metres): Approx. Year Built: **2013**  
 Depth / Size (ft.): Bedrooms: **1** Age: **6**  
 Lot Area (sq.ft.): **0.00** Bathrooms: **1** Zoning: **C9**  
 Flood Plain: **No** Full Baths: **1** Gross Taxes: **\$2,560.93**  
 Council Apprv?: **No** Half Baths: **0** For Tax Year: **2018**  
 Exposure: **North** Maint. Fee: **\$236.10** Tax Inc. Utilities?: **No**  
 If new, GST/HST inc?: P.I.D.: **029-198-186**  
 Mgmt. Co's Name: **Rancho** Tour: **Virtual Tour URL**  
 Mgmt. Co's Phone: **604-684-4508**  
 View: **No**  
 Complex / Subdiv: **THE DRIVE 1177**  
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**  
 Sewer Type: **City/Municipal**

Style of Home: <b>Upper Unit</b>	Total Parking: <b>1</b>	Covered Parking: <b>1</b>	Parking Access: <b>Lane</b>
Construction: <b>Frame - Wood</b>	Parking: <b>Garage; Underground</b>		Locker: <b>Y</b>
Exterior: <b>Mixed</b>	Dist. to Public Transit: <b>1</b>	Dist. to School Bus: <b>1</b>	
Foundation: <b>Concrete Perimeter</b>	Reno. Year:	Units in Development: <b>81</b>	Total Units in Strata: <b>81</b>
Rain Screen:	R.I. Plumbing:	Title to Land: <b>Freehold Strata</b>	
Renovations:	Metered Water:	Property Disc.: <b>Yes</b>	
Water Supply: <b>City/Municipal</b>	R.I. Fireplaces: <b>0</b>	Fixtures Leased: <b>No</b>	
Fireplace Fuel: <b>None</b>	# of Fireplaces: <b>0</b>	Fixtures Rmvd: <b>No</b>	
Fuel/Heating: <b>Baseboard, Electric</b>		Floor Finish: <b>Hardwood, Tile</b>	
Outdoor Area: <b>Balcony(s)</b>			
Type of Roof: <b>Other</b>			

Maint Fee Inc: **Garbage Pickup, Gardening, Hot Water, Management, Sewer, Water**  
 Legal: **STRATA LOT 56, PLAN EPS1399, DISTRICT LOT 552, 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 V**  
 Amenities: **Club House, Elevator, Exercise Centre, In Suite Laundry**

Site Influences: **Central Location, Lane Access, Paved Road, Shopping Nearby, Ski Hill Nearby**  
 Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	19'10 x 11'6			x			x
Main	Master Bedroom	11'4 x 9'6			x			x
Main	Den	7' x 7'2			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): <b>685</b>	# of Rooms: <b>3</b>	# of Kitchens: <b>0</b>	# of Levels: <b>1</b>	Bath: <b>1</b>	Floor: <b>Main</b>	# of Pieces: <b>4</b>	Ensuite?: <b>No</b>	Outbuildings:
Finished Floor (Above): <b>0</b>	Crawl/Bsmt. Height:			2				Barn:
Finished Floor (Below): <b>0</b>	Restricted Age:			3				Workshop/Shed:
Finished Floor (Basement): <b>0</b>	# of Pets:	Cats:	Dogs:	4				Pool:
Finished Floor (Total): <b>685 sq. ft.</b>	# or % of Rentals Allowed:			5				Garage Sz:
	Bylaws: <b>Pets Allowed, Rentals Allowed</b>			6				Grg Dr Ht:
Unfinished Floor: <b>0</b>	Basement: <b>None</b>			7				
Grand Total: <b>685 sq. ft.</b>				8				

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

**West Coast inspired one owner home! This one bedroom and Den with an extra-large balcony in the heart of North Vancouver offers a super efficient floorplan offers over 685 s/f of indoor living and 110 s/f of outdoor space for entertaining. Some of the great features included in this home are engineered oak hardwood floors, solid stone counter tops, kitchen aid stainless steel appliances including gas range, large Den and a large walk in closet. The Drive amenity space includes a professionally equipped gym, guest lounge, outdoor area with spacious deck and children's play area. Close to public transit, shopping mall, grocery store, coffee shops, restaurants, parks and hiking trails. This is an amazing home or investment, Rentals and Pets allowed. Open House Sat June 15, 12:00-2pm.**