

North Vancouver, Norgate  
**306 1177 Marine Drive, V7P 1T1**

MLS# R2377461  
**\$524,900**

Residential Attached  
**Active**



Complex/Subdiv: **THE DRIVE 1177**  
 Frontage: **0.00** Bedrooms: **1** PID: **029-198-186**  
 Depth/Size: Bathrooms: **1** Approx Yr Blt: **2013**  
 Lot Area SqFt: **0** Half Baths: **0**  
 Exposure: **South** Full Baths: **1**  
 Taxes: **\$2,561 (2018)**  
 Type: **Apartment Unit**  
 View:

Style of Home:	<b>Upper Unit</b>	Total Parking:	<b>1</b>	Covered Parking:	<b>1</b>
Construction:	<b>Frame - Wood</b>	Parking Access:	<b>Lane</b>		
Foundation:	<b>Concrete Perimeter</b>	Parking Facilities:	<b>Garage; Underground</b>		
Exterior:	<b>Mixed</b>				
Rainscreen:		Dist to Public Trans:		Dist to School Bus:	
Type of Roof:	<b>Other</b>	Possession:			
Reno Year:	<b>0</b>	Title to Land:	<b>Freehold Strata</b>		
Flooring:	<b>Hardwood,Tile</b>	Rear Exposure:			
Water Supply:	<b>City/Municipal</b>				
Heat/Fuel:	<b>Baseboard,Electric</b>				
No. of Fireplaces:	<b>0</b>	Property Disclosure:	<b>Y</b>		
Fireplace Fuel:	<b>None</b>	Outdoor Area:	<b>Balcony(s)</b>		
Locker:	<b>Yes</b>	Units in Development:	<b>81</b>	Total Units in Strata:	<b>81</b>
Mngmt Co:	<b>Rancho</b>	Property Disclosure:	<b>Y</b>		
Mngmt Ph:	<b>604-684-4508</b>	Maint Fee:	<b>\$236.10</b>		

Maint Charge Incl: **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**  
 Amenities: **Club House,Elevator,Exercise Centre,In Suite Laundry**  
 Site Influences: **Central Location,Lane Access,Paved Road,Shopping Nearby,Ski Hill Nearby**  
 Features Incl: **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

Total Floor Area:	<b>685 sqft</b>	Bathrooms	<b>1</b>	4 Piece; Ensuite: N; Level: Main
Total # Rooms:	<b>3</b>		<b>2</b>	
Finished Levels:	<b>1</b>		<b>3</b>	
Basement:	<b>None</b>		<b>4</b>	
Restricted Age:			<b>5</b>	
# Pets / Cats; Dogs:			<b>6</b>	
Virtual Tour URL:			<b>7</b>	
			<b>8</b>	

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, One Parking, One storage Locker

The enclosed information while deemed to be correct, is not guaranteed.  
 If your home is listed with another broker, this is not intended as a solicitation.

professional real estate photos by pixilink  
 this feature sheet was made online at www.pixilink.com

*Immaculate!*

**306 1177 Marine Drive, North Vancouver**  
 One Bedroom + Den + Large Patio



**Katayoon Webb PREC**

For The Art Of Real Estate  
 RE/MAX Crest Realty

homes@KatayoonWebb.com  
 604.315.8715





# This is Home!

## 306 1177 Marine Drive, North Vancouver Apartment



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, One Parking, One storage Locker

**Price:** \$524,900  
**Type:** Apartment  
**Beds:** 1  
**Baths:** 1  
**Built:** 2013  
**Size:** 685 sqft  
**Mnt Fee:** \$236  
**Taxes:** \$2,561 (2018)

**Katayoon Webb PREC**  
For The Art Of Real Estate  
RE/MAX Crest Realty

homes@KatayoonWebb.com  
604.315.8715

**RE/MAX**