

Active
R2726622
 Board: V, Attached
 Apartment/Condo

216 1061 MARINE DRIVE

North Vancouver
 Norgate
 V7P 1S6

\$679,000 (LP)
 (SP)



DOM: **57** List Date: **9/26/2022** Expiry Date: **12/26/2022**
 Prev. Price: **\$0** Original Price: **\$679,000** Sold Date:
 Meas. Type: If new, GST/HST inc?: Approx. Year Built: **2018**
 Frontage (feet): **2** Bedrooms: **2** Age: **4**
 Frontage (metres): Bathrooms: **1** Zoning: **C9**
 Depth/Size: Full Baths: **1** Gross Taxes: **\$3,321.71**
 Sq. Footage: **0.00** Half Baths: **0** For Tax Year: **2021**
 Flood Plain: P.I.D.: **030-319-064** Tax Inc. Utilities?: **No**
 View: : Tour: **Virtual Tour URL**
 Complex / Subdiv: **X61**
 First Nation Reserve:
 Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **Corner Unit, Upper Unit**
 Construction: **Frame - Wood**
 Exterior: **Glass, Mixed, Stone**
 Foundation: **Concrete Perimeter**
 Renovations:
 # of Fireplaces: R.I. Fireplaces:
 Fireplace Fuel:
 Fuel/Heating: **Electric**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s), Patio(s)**
 Type of Roof: **Asphalt, Torch-On**

Total **1** Covered Parking: **1** Parking Access: **Lane**
 Parking: **Garage; Underground**
 Dist. to Public Transit: **NEAR** Dist. to School Bus: **NEAR**
 Title to Land: **Freehold Strata** Land Lease Expiry Year:
 Seller's Interest: **Registered Owner**
 Property Disc.: **Yes**
 Fixtures Leased: **No**
 Rain Screen:
 Metered Water:
 R.I. Plumbing:
 Fixtures Rmvd: **No**
 Floor Finish:

Legal: **STRATA LOT 8 PLAN EPS4685 DISTRICT LOT 552 LAND DISTRICT 1 LAND DISTRICT 36 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**
 Amenities: **Bike Room, Elevator, In Suite Laundry**
 Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Municipal Charges
 Garbage:
 Water:
 Dyking:
 Sewer:
 Other:

Finished Floor (Main): **809**
 Finished Floor (Above): **0**
 Finished Floor (AbvMain2): **0**
 Finished Floor (Below): **0**
 Finished Floor (Basement): **0**
 Finished Floor (Total): **809 sq. ft.**
 Unfinished Floor: **0**
 Grand Total: **809 sq. ft.**

Units in Development: **48** Tot Units in Strata: Locker: **No**
 Exposure: Storeys in Building: **4**
 Mgmt. Co's Name: **West Coast Property Management** Mgmt. Co's #: **604-914-2135**
 Maint Fee: **\$430.88** Council/Park Apprv:
 Maint Fee Includes: **Garbage Pickup, Gas, Hot Water, Management**
 Bylaw Restrictions: **Pets Allowed w/Rest., Rentals Allwd w/Restrctns**
 Restricted Age: # of Pets: Cats: **Yes** Dogs: **Yes**
 # or % of Rentals Allowed:
 Short Term (<1yr)Rnt/Lse Alwd?: **No**
 Short Term Lse-Details:

Suite:
 Basement: **None**
 Crawl/Bsmt. Ht:
 # of Kitchens: **1** # of Levels: **1**
 # of Rooms: **7**

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	#Pieces	Ensuite?
Main	Living Room	11'4 x 10'8			x	1	Main	4	No
Main	Dining Room	9'4 x 8'4			x	2			
Main	Kitchen	11'3 x 9'5			x	3			
Main	Den	8'1 x 6'0			x	4			
Main	Foyer	6'7 x 3'9			x	5			
Main	Master Bedroom	10'9 x 9'3			x	6			
Main	Bedroom	11'5 x 7'11			x	7			
		x			x	8			

List Broker 1: **Stilhavn Real Estate Services - OFC: 604-398-7999** List Broker 3:
 List Desig Agt 1: **Deanna Lawrence PREC* - Phone: 604-813-1771** **deanna@deannalawrence.ca**
 List Broker 2: **Oakwyn Realty Ltd. - OFC: 604-630-7233**
 List Desig Agt 2: **Bernadette Dunnigan PREC* - Phone:** 3
 Sell Broker 1:
 Sell Sales Rep 1: 2 3:
 Owner: ****Privacy Protected** Sophie Bridget Elwood**
 Commission: **3.225% ON THE FIRST \$100,000 & 1.1625% ON THE BALANCE OF SALE PRICE**
 Occupancy: **Owner**

Appointments: **Touchbase**
 Call: **Paige**
 Phone: **778-322-3373**

Realtor **Professionally measured by ishot.ca, all measurements are estimates, buyer to verify if deemed important. Parking stall #46.Easy to Show.**
 Remarks: **Amazing common area patio with BBQ just a few doors down from unit. TOUCHBASE or TEXT Paige 778-322-3373**

WELCOME to X61, a collection of 48 units located in one of North Vancouver's most walkable neighbourhoods, NORGATE. This prime 2 bedroom + den CORNER unit is a fantastic option to call home. Features include a sleek modern design with premium light colour scheme finishings, contemporary kitchen cabinets, white QUARTZ countertops, premium S/S Fisher & Paykel appliances + 5 burner GAS range. Restaurants, cafes, shops and your favourite workout classes are just steps outside your door, along with easy access to plenty of trails that connect you to the rest of the North Shore. Still under 2/5/10 warranty. Pets and Rentals allowed.