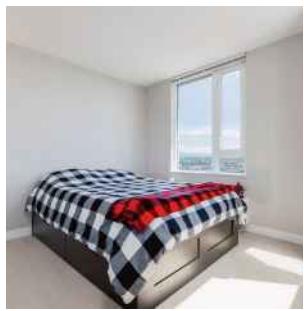


#2602 - 489 Interurban Way, Vancouver

\$889,900



THIS IS THE ONE YOU'VE BEEN

WAITING FOR at Marine Gateway by PCI.

Southeast facing home in the South Tower offering the coveted UNOBSTRUCTED PANORAMIC VIEWS from the Mountains to Richmond to Burard Inlet. Your 2 bedroom 2 bathroom home offers plenty of light, an open & functional floorplan, open island kitchen with bar seating, Blomberg appliance package & a LARGE 137 SF balcony perfect to BBQ while admiring your stunning views. Amenities include a rooftop amenity space with BBQ's, party room, indoor & outdoor play area & a business centre. Marine Gateway offers direct access to the Bus Loop & Canada Line where you can get to Downtown & Richmond in minutes. Outside the front door you'll also find T&T, Starbucks, Cineplex movie theater, Fitness World, restaurants, shopping, banks & more! 1 parking & locker included.

KEY INFORMATION

ADDRESS: #2602 - 489 Interurban Way, Vancouver

PRICE: \$889,900

AREA: Marpole

TYPE: 2 Bedroom + 2 Bathroom + Balcony

SQ FT: 795 SF + 137 SF Balcony

YEAR BUILT: 2020

TAX: \$2,495.60 (2020)

STRATA FEES: \$431.70

FEATURES

VIEWS: Unobstructed Views

PARKING: 1 (P4 - 1083)

LOCKER: YES (P4 - 345)

PETS: 1 Cat or 1 Dog

RENTAL: No Airbnb

ELEMENTARY: J.W. Sexsmith Elementary

HIGH SCHOOL: Sir Winston Churchill Secondary



Derek Kai PERSONAL REAL ESTATE CORPORATION
604.868.1666
dkai@rennie.com
expertliving.ca

rennie

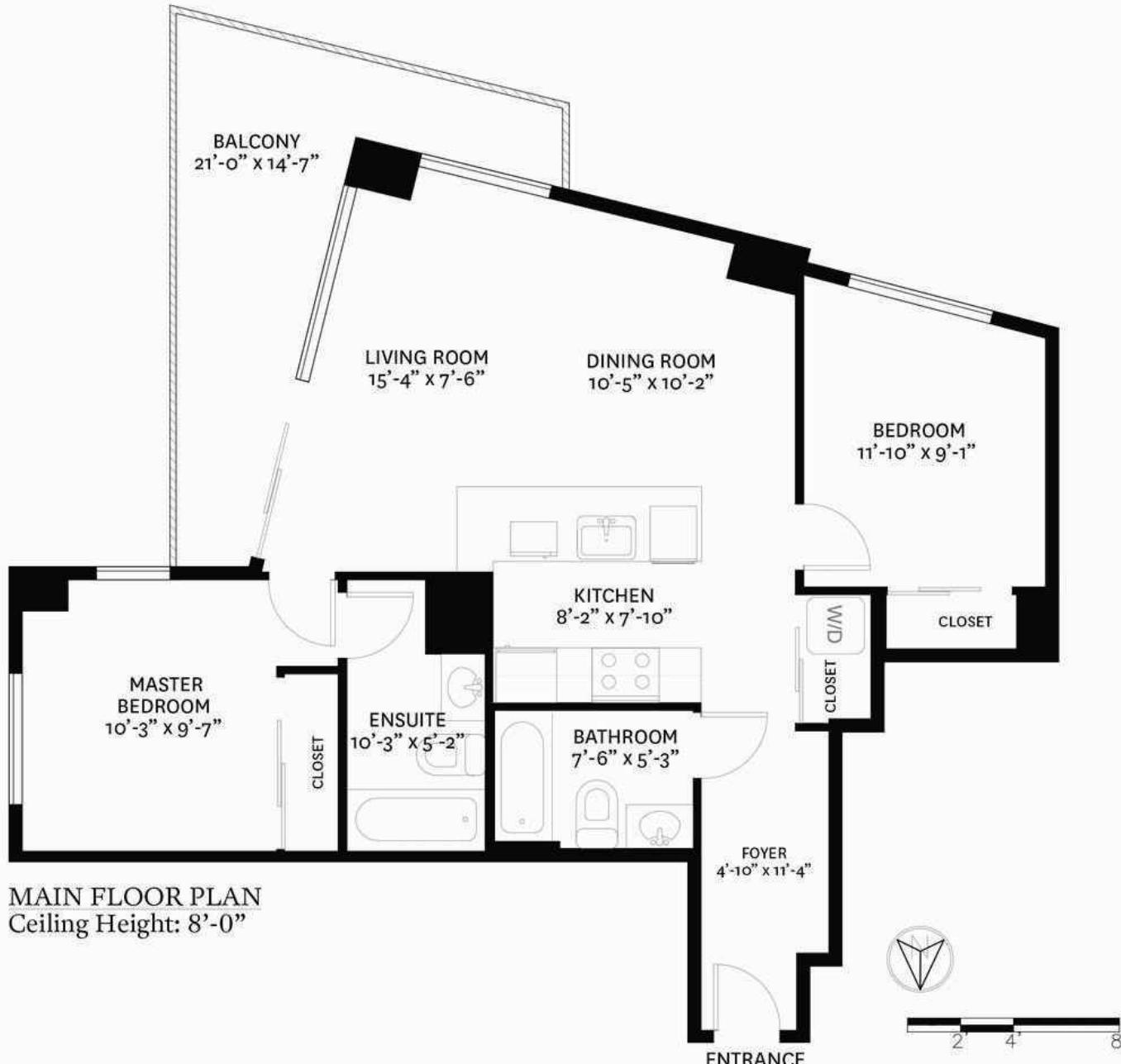


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rennie

2602-489 INTERURBAN WAY, VANCOUVER, BC

MAIN FLOOR TOTAL: 795 SQ.FT.
BALCONY: 137 SQ.FT.



floor plan designed by ishot.ca Enterprises Inc.
604.368.7979 ishot.ca



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rennie

Presented by:
Derek Kai PREC*
 Rennie & Associates Realty Ltd.
 Phone: 604-868-1666
 dkai@rennie.com

rennie

Active
R2608736

Board: V
 Apartment/Condo

2602 489 INTERURBAN WAY

Vancouver West
 Marpole
 V5X 0C7

Residential Attached

\$889,900 (LP)

(SP) 



Sold Date: If new, GST/HST inc?: Original Price: **\$889,900**
 Meas. Type: Bedrooms: 2 Approx. Year Built: **2015**
 Frontage(feet): Bathrooms: 2 Age: 6
 Frontage(metres): Full Baths: 2 Zoning: **CD1**
 Depth / Size (ft.): Half Baths: 0 Gross Taxes: **\$2,565.95**
 Sq. Footage: 0.00 P.I.D.: **029-650-917**
 Flood Plain: View: Yes :UNOBSTRUCTED PANORAMIC
 Complex / Subdiv: **MARINE GATEWAY**
 Services Connctd: **Electricity, Sanitary Sewer, Water**

Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **Corner Unit, Upper Unit**
 Construction: **Concrete**
 Exterior: **Concrete, Glass, Mixed**
 Foundation: **Concrete Perimeter**

Total Parking: 1 Covered Parking: 1 Parking Access:
 Parking: **Garage Underbuilding**
 Dist. to Public Transit: **NEAR**
 Title to Land: **Freehold Strata**
 Property Disc.: **Yes**
 Fixtures Leased: :
 Fixtures Rmvd: :
 Floor Finish: **Mixed**

Renovations:
 # of Fireplaces: 0 R.I. Fireplaces:
 Fireplace Fuel: **None**
 Fuel/Heating: **Baseboard**
 Outdoor Area: **Balcony(s)**
 Type of Roof: **Other**

Reno. Year:
 Rain Screen:
 Metered Water:
 R.I. Plumbing:

Legal: STRATA LOT 299, PLAN EPS3032, DISTRICT LOT 311, 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: **Bike Room, Garden, In Suite Laundry, Playground**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Microwave, Sprinkler - Fire**

Finished Floor (Main): **795**
 Finished Floor (Above): **0**
 Finished Floor (AbvMain2): **0**
 Finished Floor (Below): **0**
 Finished Floor (Basement): **0**
 Finished Floor (Total): **795 sq. ft.**
 Unfinished Floor: **0**
 Grand Total: **795 sq. ft.**

Units in Development:
 Exposure: **Southeast**
 Mgmt. Co's Name: **WARRINGTON PCI MANAGEMENT**
 Maint Fee: **\$431.70**
 Maint Fee Includes: **Garbage Pickup, Gardening, Heat, Management**

Tot Units in Strata: **415** Locker: **Yes**
 Storeys in Building:
 Mgmt. Co's #: **604-602-1887**
 Council/Park Apprv?:

Suite:
 Basement: **None**
 Crawl/Bsmt. Ht: # of Levels: **1**
 # of Kitchens: **1** # of Rooms: **6**

Bylaws Restrictions: **Pets Allowed, Rentals Allwd w/Restrctns**
 Restricted Age:
 # or % of Rentals Allowed:
 Short Term(<1yr)Rnt/Lse Alwd?: **No**
 Short Term Lse-Details:

of Pets: **1** Cats: **Yes** Dogs: **Yes**

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensute?
Main	Kitchen	8'2" x 7'10"			x	1	Main	4	Yes
Main	Living Room	15'4" x 7'6"			x	2	Main	4	No
Main	Dining Room	10'5" x 10'2"			x	3			
Main	Master Bedroom	10'3" x 9'7"			x	4			
Main	Bedroom	11'10" x 9'1"			x	5			
Main	Patio	21' x 14'7"			x	6			
		x			x	7			
		x			x	8			

Listing Broker(s): **Rennie & Associates Realty Ltd.**

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REA Full Public The above information is provided by members of the BC Northern Real Estate Board, Chilliwack & District Real Estate Board, Fraser Valley Real Estate Board or Real Estate Board of Greater Vancouver Board ("the Boards") and is from sources believed reliable but should not be relied upon without verification. The Boards assume no responsibility for its accuracy. PREC* indicates 'Personal Real Estate Corporation'. 09/01/2021 11:21 AM
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