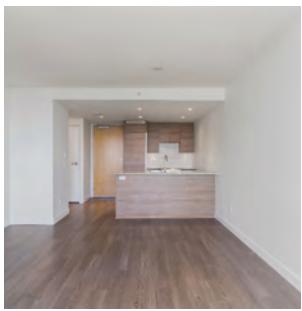


#708 - 489 INTERURBAN WAY

\$549,900



MOVE IN READY! West facing 1 Bedroom + Den at Marine Gateway by PCI. Your home offers plenty of light, an open & functional floorplan, open island kitchen, Blomberg appliance package & a balcony perfect to watch the sunsets while enjoying the Fraser River & City views. Amenities include a rooftop amenity space with BBQ's, party room, indoor & outdoor play area & a business centre. No car needed as 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! Home has been repainted, cleaned and is perfect for a first time buyer or investment opportunity.

KEY INFORMATION

ADDRESS: #708 - 489 Interurban Way, Vancouver

PRICE: \$549,900

AREA: Marpole

TYPE: 1 Bedroom + 1 Bathroom + Den + Balcony

SQ FT: 575 SF + 41 SF Balcony

YEAR BUILT: 2015

TAX: \$1,492.10 (2020)

STRATA FEES: \$303.35

FEATURES

VIEWS: Fraser River & City

PETS: 1 Cat or 1 Dog

RENTAL: No Airbnb

LOCKER: Insuite

ELEMENTARY: J.W. Sexsmith Elementary

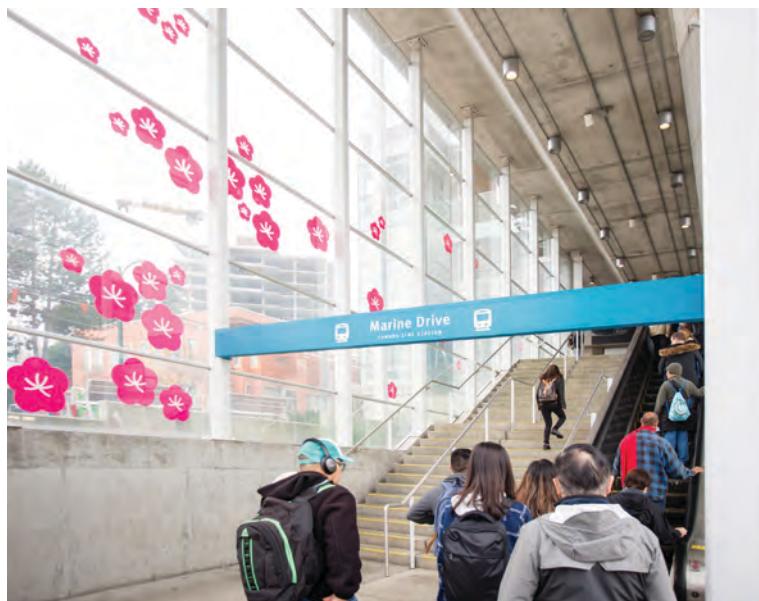
HIGH SCHOOL: Sir Winston Churchill Secondary

Presented by: rennie & associates realty ltd.



Derek Kai PERSONAL REAL ESTATE CORPORATION
604.868.1666
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expertliving.ca

rennie



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rennie

708 - 489 INTERURBAN WAY, VANCOUVER, BC

MAIN FLOOR TOTAL: 575 SQ. FT.
BALCONY: 41 SQ. FT.



MAIN FLOOR PLAN
Ceiling Height: 8'-0"



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



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expertliving.ca

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Presented by:

Derek Kai PREC*

Rennie & Associates Realty Ltd.

Phone: 604-868-1666

dkai@rennie.com

rennie

Active
R2531426
Board: V
Apartment/Condo

708 489 INTERURBAN WAYVancouver West
Marpole
V5X 0C7

Residential Attached

\$549,900 (LP)(SP) 

Sold Date:	Frontage (feet):	Original Price: \$549,900
Meas. Type:	Frontage (metres):	Approx. Year Built: 2015
Depth / Size (ft.):	Bedrooms: 1	Age: 6
Lot Area (sq.ft.): 0.00	Bathrooms: 1	Zoning: CD-1
Flood Plain:	Full Baths: 1	Gross Taxes: \$1,492.10
Council Apprv?:	Half Baths: 0	For Tax Year: 2020
Exposure: West	Maint. Fee: \$303.35	Tax Inc. Utilities?:
If new, GST/HST inc?:		P.I.D.: 029-648-009
Mgmt. Co's Name: WARRINGTON PCI MANAGEMENT		Tour:
Mgmt. Co's Phone: 604-602-1887		
View: Yes: OPEN VIEWS - RIVER TO CITY		
Complex / Subdiv: MARINE GATEWAY		
Services Connected: Electricity, Sanitary Sewer, Water		
Sewer Type: City/Municipal		

Style of Home: **Inside Unit**
Construction: **Concrete**
Exterior: **Concrete, Glass**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
Water Supply: **City/Municipal**
Fireplace Fuel: **None**
Fuel/Heating: **Baseboard**
Outdoor Area: **Balcony(s)**
Type of Roof: **Other**

Reno. Year:
R.I. Plumbing:
Metered Water:
R.I. Fireplaces:
of Fireplaces: **0**
Title to Land: **Freehold Strata**

Total Parking: **0** Covered Parking: **0** Parking Access:
Parking: **None**
Dist. to Public Transit: **NEAR**
Units in Development:
Property Disc.: **Yes**

Locker: **N**
Dist. to School Bus: **NEAR**
Total Units in Strata: **415**

Maint Fee Inc: **Caretaker, Hot Water, Management**
Legal: **STRATA LOT 8, 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**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	8'2 x 7'2			x			x
Main	Living Room	9' x 8'4			x			x
Main	Dining Room	12'5 x 8'4			x			x
Main	Bedroom	10' x 9'11			x			x
Main	Den	8'7 x 5'7			x			x
Main	Patio	8' x 4'10			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
Finished Floor (Main):	575	# of Rooms: 6 # of Kitchens: 1 # of Levels: 1	Bath	1	Floor	4	Ensuite?	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:		1	Main	No		Barn:
Finished Floor (Below):	0	Restricted Age:		2				Workshop/Shed:
Finished Floor (Basement):	0	# of Pets: Cats: Dogs:		3				Pool:
Finished Floor (Total):	575 sq. ft.	# or % of Rentals Allowed:		4				Garage Sz:
Unfinished Floor:	0	Bylaws: Pets Allowed w/Rest.		5				Grg Dr Ht:
Grand Total:	575 sq. ft.	Basement: None		6				
				7				
				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'.



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