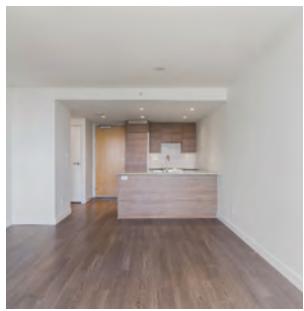


# #708 - 489 INTERURBAN WAY

\$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

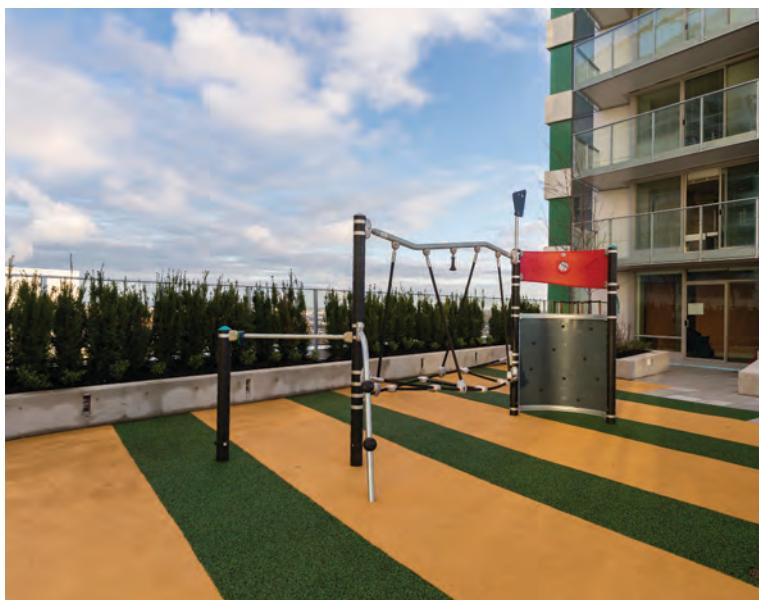
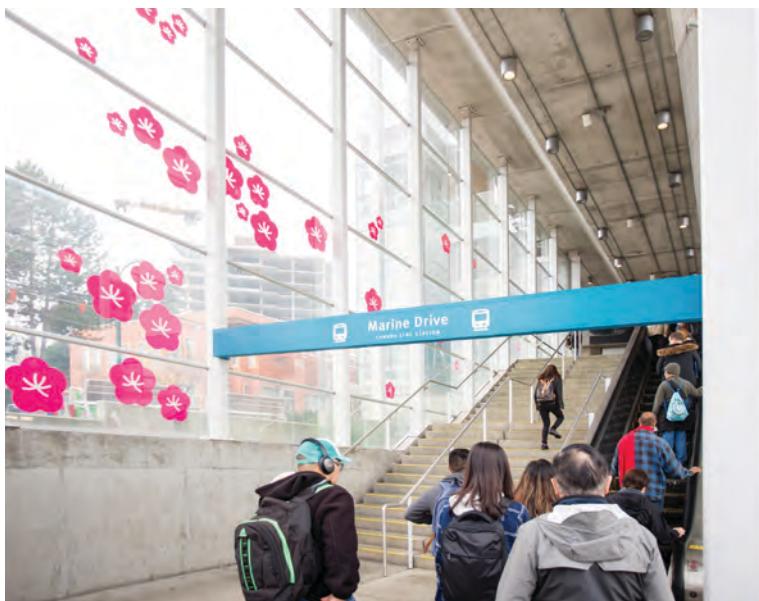
HIGH SCHOOL: Sir Winston Churchill Secondary

Presented by: rennie & associates realty ltd.



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

**rennie**



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expertliving.ca

**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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Presented by:

**Derek Kai PREC\***

Rennie &amp; Associates Realty Ltd.

Phone: 604-868-1666

dkai@rennie.com

**rennie**

**Active**  
**R2531426**  
Board: V  
Apartment/Condo

**708 489 INTERURBAN WAY**Vancouver West  
Marpole  
V5X 0C7

Residential Attached

**\$549,900 (LP)**(SP) 

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

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**  
 Property Disc.: **Yes**  
 Fixtures Leased: :  
 Fixtures Rmvd: :  
 Floor Finish: **Laminate, Mixed**

Total Parking: **0** Covered Parking: **0** Parking Access:  
 Parking: **None**

Locker: **N**  
 Dist. to Public Transit: **NEAR**  
 Units in Development:  
 Title to Land: **Freehold Strata**

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

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

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