

Presented by:  
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Olde Caulfeild, West Vancouver  
# 25 4957 MARINE DR

MLS # V704523

Residential Attached  
**Active**



List Price: \$ 799,000

Previous Price:		Subdiv/Complex:	CAUFEILD COVE
Original Price:	\$ 799,000	View:	No
Frontage:		Postal Code:	V7W 2P5
Depth/Size:		Type:	Townhouse
Lot SqFt:	0	Approx Yr Blt:	1976
Exposure:		Age at List Date:	32
Stories in Bldg:		Zoning:	ROW HO
Flood Plain:	No	Taxes:	\$3,045 / 2007
Meas. Type:		Gst Incl:	
Fixtures Lsd:		Apprvl Reqd:	Owner
Fixt Removed:		Occupancy:	Owner
		Tax Incl Utilities:	N

Style of Home:	End Unit	Total Parking:	2	Covered Parking:	2
Construction:	Frame - Wood	Parking Stall #:		Parking Stall Owned:	
Foundation:	Concrete Perimeter	Parking Access:			
Exterior:	Wood	Parking Facilities:	Carport; Multiple		
Rain Screen:					
Type of Roof:	Asphalt	Dist to Public Trans:		Dist to School/Bus:	
Renovations:		Units in Development:		Total Units in Strata:	
Flooring:	Tile / Wall/Wall/Mixed / Other	Locker:		Locker #:	
Water Supply:	Other-Licensed	Possession:			
Heat/Fuel:	Natural Gas / Forced Air	Title to Land:	Freehold Strata		
No. of Fireplaces:	1	Seller's Interest:	Registered Owner		
Fireplace Fuel:	Other	Mortgage Info:	0 -		
Outdoor Area:	Patio(s) & Deck(s) / Sundeck(s)				
		Property Disclosure:	/ Yes		
Mngmt Co/Phone:	Carriage Management	Bylaw Restrictions:	No Restrictions		
Mo. Maint Charge:	\$350.00				

Maint Charge Incl: Gardening, Garbage Pickup, Management, Recreation Facility

Legal: PL VAS117 LT 25 DL 811 LD 37  
Amenities: None  
Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW  
PID: 003-393-666

Site Influences: Golf Course Nearby, Recreation Nearby, Shopping Nearby, Ski Hill Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	20'5 X 14'3						
Main F.	Kitchen	14'9 X 9'4						
Main F.	Dining	12' X 10'						
Main F.	Family Room	14'3 X 12'6						
Above	Master Bedroom	17'3 X 11'5						
Above	Study	7'9 X 7'						
Above	Bedroom	13'3 X 10'10						
Above	Bedroom	12'10 X 9'8						
Above	Den	16'7 X 10'11						

<b>Floor Area (SqFt):</b>		Total # Rooms:	9	<b>Bathrooms</b>
Finished Floor Area Main:	1,100	Finished Levels:	3	1 3 Piece; Ensuite: Y; Level: Above
Finished Floor Area Up:	1,125	Basement Area:	None	2 4 Piece; Ensuite: N; Level: Above
Finished Floor Area Down:	0			3 2 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Bsmt:	0	Bsmt Height:	4	
Total Finished Floor Area:	2,225	Restricted Age:	5	
		# Pets; Cats; Dogs:	6	
Unfinished Floor Area:	0	# or % Rentals:	7	
Grand Total Floor Area:	2,225		8	

Listing Broker(s): (1) Prudential Sussex Realty

Walk to the beach & Lighthouse Park from your Santa Fe style 3 bdrm/3bath townhouse. Inside there are 3 social areas & outside 2 sundeck & 2 patios. This home is close to the Caulfeild shopping centre & schools.