



Presented by:  
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**Active**  
**V1142883**

**2358 MARINE DRIVE**

Residential Attached

Board: V  
 1/2 Duplex

West Vancouver  
 Dunderave  
 V7V 1K8

**\$1,600,000** (LP)

(SP)



Sold Date: Frontage (feet): **33.00** Approx. Year Built: **1988**  
 Meas. Type: Frontage (metres): Age: **27**  
 Depth / Size (ft.): **129** Bedrooms: **2** Zoning: **DUPLEX**  
 Lot Area (sq.ft.): **3,870.00** Bathrooms: **3** Gross Taxes: **\$4,186.00**  
 Flood Plain: Full Baths: **2** For Tax Year: **2015**  
 Approval Req?: Half Baths: **1** Tax Inc. Utilities?:  
 Exposure: Maint. Fee: **\$0.00** P.I.D.: **009-242-490**  
 If new, GST/HST inc?:  
 Mgmt. Co's Name:  
 Mgmt. Co's Phone: Tour:  
 View: **Yes: Ocean**  
 Complex / Subdiv:  
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: <b>2 Storey</b>	Total Parking: <b>2</b> Covered Parking: <b>2</b> Parking Access:
Construction: <b>Frame - Wood</b>	Parking: <b>Other, RV Parking Avail.</b>
Exterior: <b>Stucco, Wood</b>	Locker:
Foundation: <b>Concrete Perimeter</b>	Dist. to School Bus: <b>2 Block</b>
Rain Screen:	Total Units in Strata:
Renovations:	Dist. to Public Transit: <b>1/2Block</b>
Water Supply: <b>City/Municipal</b>	Units in Development:
Fireplace Fuel: <b>Gas - Natural, Wood</b>	Title to Land: <b>Freehold Strata</b>
Fuel/Heating: <b>Hot Water, Natural Gas</b>	Seller's Interest: <b>Registered Owner</b>
Outdoor Area: <b>Sundeck(s)</b>	Property Disc.: <b>Yes</b>
Type of Roof: <b>Wood</b>	Fixtures Leased: :
	Fixtures Rmvd: :
	Floor Finish:

Maint Fee Inc:  
 Legal: **PL VAS2025 LT 2 DL 554 LD 36 GROUP 1, TOGETHER WITH AN INTEREST IN THE COMMONPROPERTY IN PROPORT**

Amenities: **Elevator**

Site Influences:  
 Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16'0 x 16'0			x			x
Main	Dining Room	13'0 x 11'0			x			x
Main	Kitchen	14'0 x 11'0			x			x
Main	Family Room	16'0 x 9'0			x			x
Below	Master Bedroom	16'0 x 15'0			x			x
Below	Bedroom	10'0 x 16'0			x			x
Below	Conservatory	8'0 x 9'0			x			x
Below	Foyer	9'0 x 13'0			x			x
		x			x			
		x			x			

Finished Floor (Main): <b>1,025</b>	# of Rooms: <b>8</b>	# of Kitchens: <b>1</b>	# of Levels: <b>2</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>0</b>	Crawl/Bsmt. Height:			1	Main	5	Yes	Barn:
Finished Floor (Below): <b>1,025</b>	Restricted Age:			2	Main	4	Yes	Workshop/Shed:
Finished Floor (Basement): <b>0</b>	# of Pets:	Cats:	Dogs:	3	Above	2	No	Pool:
Finished Floor (Total): <b>2,050 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaw Restrict: <b>No Restrictions</b>			5				Door Height:
Unfinished Floor: <b>0</b>				6				
Grand Total: <b>2,050 sq. ft.</b>	Basement: <b>None</b>			7				
				8				

Listing Broker(s): **Royal LePage Sussex-Tom Hassan**

**Dunderave living at its Best. Enjoy this 2100 square foot 2 bedroom and den duplex with panoramic close in water views and Elevator serving all 3 levels. Upper floor features spacious living, dining, family room and kitchen with covered sundeck. Main floor: 2 spacious bedrooms and small den. Lower floor: attached oversized 2 car garage. Lots of extra parking to accommodate up to 6 cars on the property. Located within minutes of the seawall, shopping and transportation. Wonderful opportunity to downsize and live in the village!**