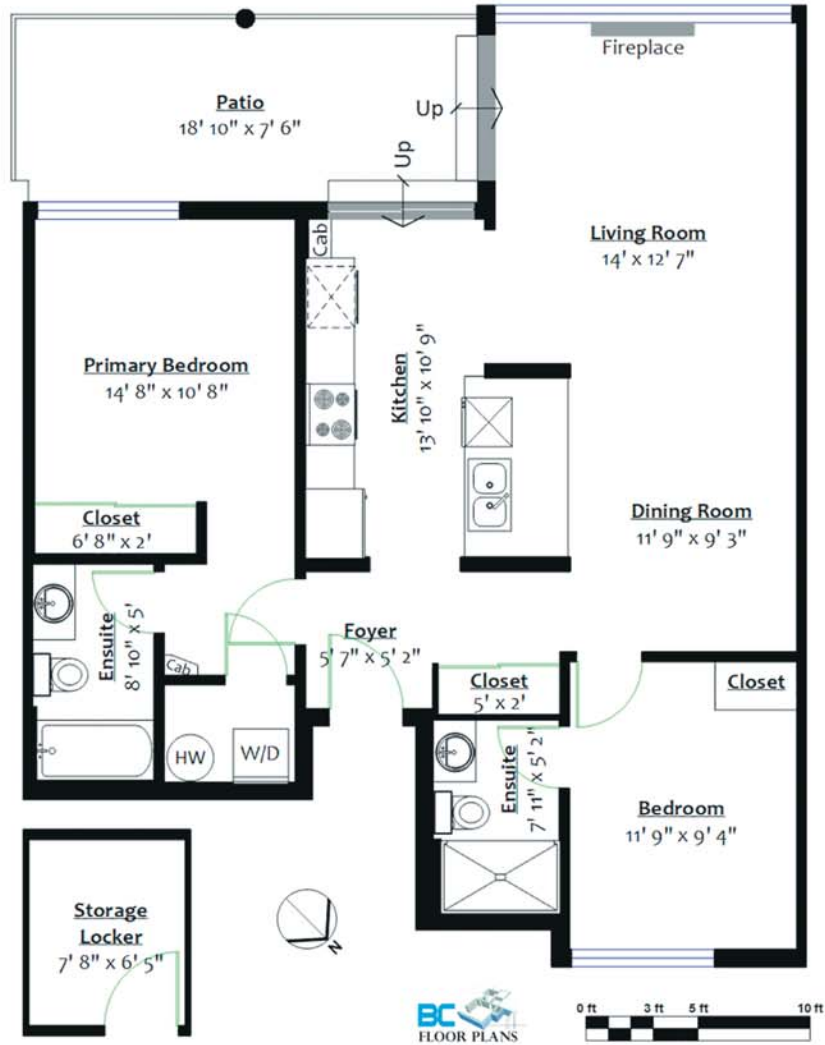


102 - 2242 MARINE DRIVE
WEST VANCOUVER, B.C.



MAIN LEVEL Floor Area: 975 Sq. Ft. Ceiling Height: 8' 11"
Other Areas Patio: 141 sq. ft. Storage Locker: 58 sq. ft.



** While all reasonable attempts have been made to ensure accuracy and the square footage and room dimensions are believed to be correct to ANSI Standards, due to the possibility of human error the information cannot be guaranteed. E&O Insured for \$1,000,000

WELCOME HOME



\$1,198,000
 102 - 2242 MARINE DRIVE
 WEST VANCOUVER, B.C.
 MLS® R2742073

Peter Kalicki
 778.895.7990
 peter@peterkalicki.com





FEATURES	
BEDROOMS	2
BATHROOMS	2
PARKING SPOTS	1
STORAGE ROOM	1
FLOOR SPACE	975 SQFT
HEATING	BASEBOARD, RADIANT
FIREPLACES	1 GAS
COOKING FUEL	ELECTRIC
FLOORING	ENGINEERED HARDWOOD
ZONING	CD-15
TAXES	\$1,651.58 (2021)
OWNERSHIP TYPE	FREEHOLD STRATA
STRATA FEE	\$740.75
PETS ALLOWED	YES!
ELEMENTARY SCHOOL	IRWIN PARK
SECONDARY SCHOOL	WEST VANCOUVER
AMENITIES NEARBY:	EVERYTHING
WALKSCORE RATING:	70
BIKESCORE RATING:	79
TRANSITSORE RATING:	49

Considering a move? Upgrade to Dundaravel!

This freshly updated, bright, south facing, 2 bedroom, 2 bathroom home is magnificent. Once inside, you will love the airy, open layout with 9' ceilings & engineered hardwood floors throughout. There is ample storage in the kitchen, not to mention gorgeous stone counters & new premium Kitchen-Aid appliances. The spacious primary bedroom features a spa-like ensuite, complete with heated floors, soaker tub, & a smart toilet! Relax in the living room to the glow of the fireplace & take in the view.

Bonus: Your own storage room!

Oceanic Gardens is a coveted, boutique building that welcomes your canine or feline companion. Walking distance to everything: Recreation & Senior Centres, the library, the Seawall, dining, shops, transit & more!

Welcome home.

