

# #2003 - 8131 Nunavut Lane, Vancouver

\$629,000



**Welcome to MC2 South Tower.** Your 20th floor North facing 1 bedroom + den/office home offers a spacious living room with views of the city & North Shore mountains. Enjoy cooking in your modern kitchen w/ stone counters & European appliances, den/flex perfect for working from home and a generous sized covered balcony. Relax in the spa-like bathroom with soaker tub, stone counters, medicine cabinet & ceramic tile floors. Enjoy fantastic amenities including concierge, gym, lounge/meeting rooms & gardens. Convenient location. Just steps away to Marine Gateway with T & T Supermarket, Cineplex Theatres, Marine Drive Skytrain Station & #49 Bus direct to UBC! This would make a great investment or safe secure home. 1 Parking & Locker included.

## KEY INFORMATION

ADDRESS: #2003 - 8131 Nunavut Lane, Vancouver

PRICE: \$629,000

AREA: Marpole

TYPE: 1 Bedroom + 1 Bath + Den/Flex + Balcony

SQ FT: 534 SF\*

YEAR BUILT: 2016

TAX: \$1,871.41 (2023)

STRATA FEES: \$484.37

## FEATURES

VIEWS: City and Mountains

PARKING: 1 (96)

LOCKER: Yes (BL51)

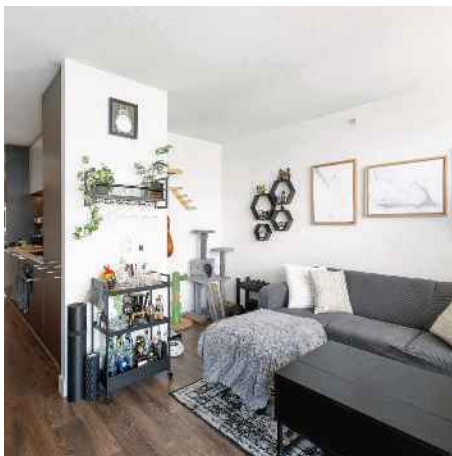
PETS: 2 Pets

RENTAL: No Airbnb

ELEMENTARY: J.W. Sexsmith Elementary

HIGH SCHOOL: Sir Winston Churchill Secondary

\*Strata Plan Shows 532 SF



**Derek Kai** PERSONAL REAL ESTATE CORPORATION  
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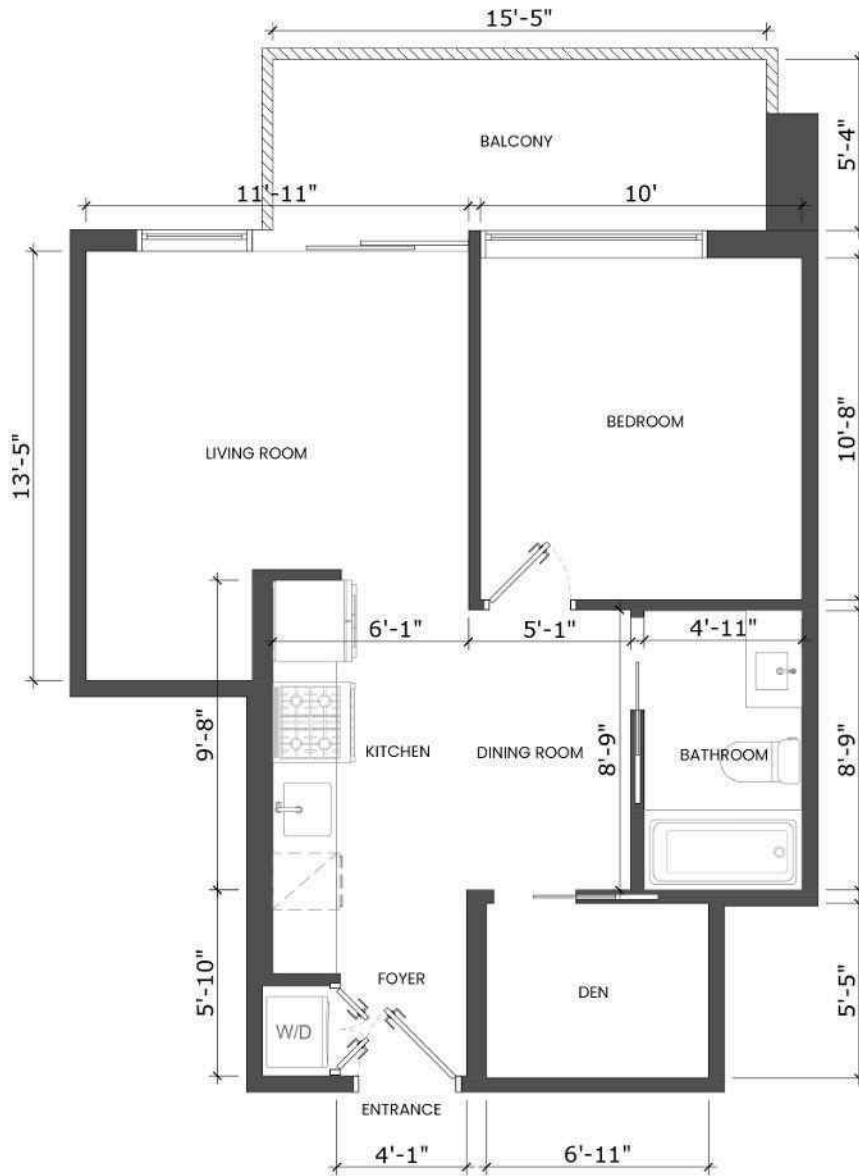
**rennie**

2003-8131 NUNAVUT LANE, VANCOUVER, BC

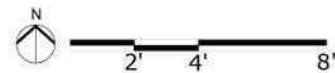
MAIN FLOOR TOTAL: 534 SQ.FT.

BALCONY: 82 SQ. FT.

\*DISCLAIMER: STRATA PLAN SHOW 532 SQ.FT.



MAIN FLOOR PLAN  
Ceiling Height: 8'-0"



\*PERSONAL REAL ESTATE CORPORATION. THE FLOOR PLAN ILLUSTRATION IS NOT SUITABLE FOR CONSTRUCTION/ ARCHITECTURAL PURPOSES. MEASUREMENTS ARE APPROXIMATE AND MAY NOT BE TO SCALE. E&O INSURED. FLOOR PLAN DESIGNED BY ISHOT.CA ENTERPRISES INC. 604-368-7979 ISHOT.CA



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Presented by:  
**Derek Kai PREC\***  
**Chow & Kai Group**  
 Rennie & Associates Realty Ltd.  
 Phone: 604-868-1666



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**Active**

**R2906551**

Board: V

Apartment/Condo

**2003 8131 NUNAVUT LANE**

Vancouver West  
 Marpole  
 V5X 0E2

Residential Attached

**\$629,000 (LP)**

(SP)



Sold Date: If new,GST/HST inc?: Original Price: **\$629,000**  
 Meas. Type: Bedrooms: **1** Approx. Year Built: **2016**  
 Frontage(feet): Bathrooms: **1** Age: **8**  
 Frontage(metres): Full Baths: **1** Zoning: **CD-1**  
 Depth / Size (ft.): Half Baths: **0** Gross Taxes: **\$1,871.41**  
 Sq. Footage: **0.00** For Tax Year: **2023**  
 Flood Plain: P.I.D.: **029-815-321** Tax Inc. Utilities?:  
 View: **Yes :Mountain & City Views** Tour:  
 Complex / Subdiv:  
 First Nation  
 Services Connctd: **Electricity, Sanitary Sewer, Storm Sewer, Water**  
 Sewer Type: Water Supply: **City/Municipal**

Style of Home: **Inside Unit**  
 Construction: **Concrete**  
 Exterior: **Concrete, Glass, Mixed**  
 Foundation: **Concrete Perimeter**

Total Parking: **1** Covered Parking: **1** Parking Access: **Lane**  
 Parking: **Garage Underbuilding, Visitor Parking**  
 Dist. to Public Transit: **NEAR** Dist. to School Bus: **NEAR**  
 Title to Land: **Freehold Strata**  
 Property Disc.: **Yes**  
 Fixtures Leased: :  
 Fixtures Rmvd: :  
 Floor Finish:

Renovations: Reno. Year:  
 # of Fireplaces: R.I. Fireplaces: Rain Screen:  
 Fireplace Fuel: Metered Water:  
 Fuel/Heating: **Baseboard** R.I. Plumbing:  
 Outdoor Area: **Balcony(s)**  
 Type of Roof: **Other**

Legal: **STRATA LOT 135 DISTRICT LOTS 311 AND 323 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS3173 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, Elevator, Exercise Centre, In Suite Laundry, Storage, Concierge**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**  
 Features: **CltHwsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Microwave, Sprinkler - Fire**

Finished Floor (Main): **534**  
 Finished Floor (Above): **0**  
 Finished Floor (AbvMain2): **0**  
 Finished Floor (Below): **0**  
 Finished Floor (Basement): **0**  
 Finished Floor (Total): **534 sq. ft.**  
 Unfinished Floor: **0**  
 Grand Total: **534 sq. ft.**

Units in Development: Tot Units in Strata: **249** Locker: **Yes**  
 Exposure: **North** Stores in Building: **33**  
 Mgmt. Co's Name: **AWM** Mgmt. Co's #: **604-685-3227**  
 Maint Fee: **\$484.37** Council/Park Apprv?:  
 Maint Fee Includes: **Caretaker, Garbage Pickup, Gardening, Management, Recreation Facility, Snow removal**

Suite:  
 Basement:**None**  
 Crawl/Bsmt. Ht: # of Levels: **1**  
 # of Kitchens: **1** # of Rooms: **6**

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allwd w/Restrctns**  
 Restricted Age: # of Pets: **2** Cats:**Yes** Dogs: **Yes**  
 # or % of Rentals Allowed:  
 Short Term(<1yr)Rnt/Lse Alwd?: **No**  
 Short Term Lse-Details:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Kitchen	9'8 x 6'1			x	1	Main	4	No
Main	Living Room	13'5 x 11'1			x	2			
Main	Dining Room	8'9 x 5'1			x	3			
Main	Bedroom	10'8 x 10'			x	4			
Main	Den	5'5 x 6'11			x	5			
Main	Patio	15'5 x 5'4			x	6			
		x			x	7			
		x			x	8			

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

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