

# #1606 - 8188 Fraser Street, Vancouver

\$628,000



**UNOBSTRUCTED VIEWS OF THE NORTH SHORE MOUNTAINS** in your 1 bedroom + Den at Fraser Commons. Your AIR CONDITIONED home offers an open concept plan with no wasted space, a den/office space perfect for working from home & an over sized balcony perfect for BBQing while enjoying the beautiful views. Bosch premium appliance package would make any chef jealous with a built-in custom panel refrigerator, integrated dishwasher, stainless steel oven with a gas cooktop. 1st class amenities: Concierge, visitor parking, rooftop terrace with gardens, 4,700 square foot daycare with a large outdoor play area, exercise room, and a multipurpose room with shared kitchen for entertaining. Fantastic location with street-front shops, cafes and transit right outside your door. 1 parking & locker included!

## KEY INFORMATION

ADDRESS: #1606 - 8188 Fraser Street, Vancouver

PRICE: \$628,000

AREA: South Vancouver

TYPE: 1 Bedroom + 1 Bath + Den

SQ FT: 503 SF + 61 SF Balcony

YEAR BUILT: 2021

TAX: \$1,751.84 (2023)

STRATA FEES: \$366.23

## FEATURES

VIEWS: Unobstructed City & Mountain Views

PARKING: 1 (P2 - 209)

LOCKER: Underground (P3 - 317)

PETS: 2 Pets

RENTAL: No Airbnb

ELEMENTARY: Walter Moberly Elementary

HIGH SCHOOL: John Oliver Secondary



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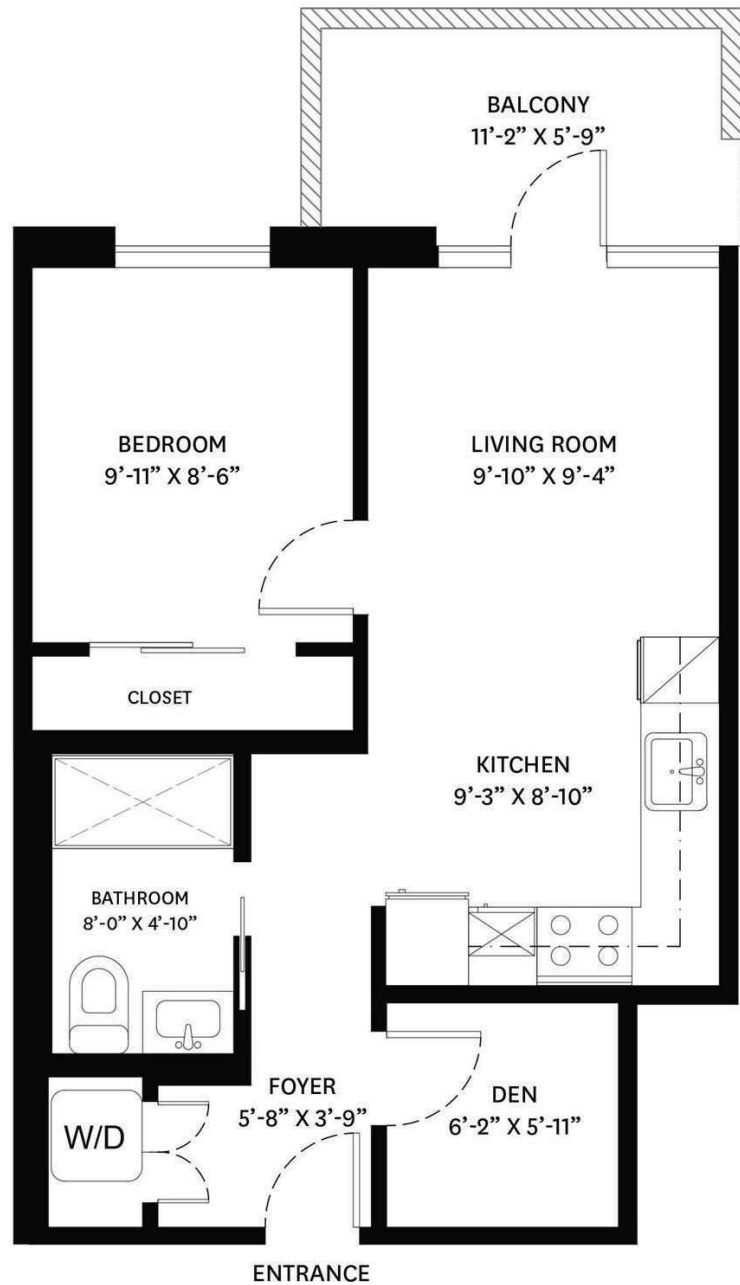
**rennie**



# 1606-8188 FRASER STREET, VANCOUVER, BC

**MAIN FLOOR TOTAL: 503 SQ.FT.**

**BALCONY: 61 SQ. FT.**



## MAIN FLOOR PLAN

Ceiling Height: 8'-4"



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Presented by:  
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**Active**  
**R2865788**

Board: V  
 Apartment/Condo

**1606 8188 FRASER STREET**

Vancouver East  
 South Vancouver  
 V5X 0J8

Residential Attached

**\$628,000** (LP)   
 (SP)



Sold Date: If new,GST/HST inc?: Original Price: **\$628,000**  
 Meas. Type: Bedrooms: **1** Approx. Year Built: **2021**  
 Frontage(feet): Bathrooms: **1** Age: **3**  
 Frontage(metres): Full Baths: **1** Zoning: **CD-1**  
 Depth / Size (ft.): Half Baths: **0** Gross Taxes: **\$1,751.84**  
 Sq. Footage: **0.00** For Tax Year: **2023**  
 Flood Plain: P.I.D.: **031-570-186** Tax Inc. Utilities?:  
 View: **Yes :Panoramic Unobstructed Views** Tour:  
 Complex / Subdiv: **FRASER COMMONS**  
 First Nation  
 Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Water**  
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

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

Renovations:  
 # of Fireplaces: R.I. Fireplaces:  
 Fireplace Fuel:  
 Fuel/Heating: **Forced Air**  
 Outdoor Area: **Balcony(s)**  
 Type of Roof: **Other**

Reno. Year:  
 Rain Screen:  
 Metered Water:  
 R.I. Plumbing:

Total Parking: **1** Covered Parking: **1** Parking Access: **Front**  
 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: **No :**  
 Floor Finish: **Laminate**

Legal: **STRATA LOT 114, PLAN EPS7519, DISTRICT LOT 327, 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: **Air Cond./Central, Club House, Day Care Centre, Elevator, Exercise Centre, Garden, In Suite Laundry, Storage, Concierge**

Site Influences: **Central Location, Golf Course Nearby, Recreation Nearby, Shopping Nearby**  
 Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Sprinkler - Fire**

Finished Floor (Main): **503**  
 Finished Floor (Above): **0**  
 Finished Floor (AbvMain2): **0**  
 Finished Floor (Below): **0**  
 Finished Floor (Basement): **0**  
 Finished Floor (Total): **503 sq. ft.**  
 Unfinished Floor: **0**  
 Grand Total: **503 sq. ft.**

Units in Development:  
 Exposure: **North**  
 Mgmt. Co's Name: **First Service**  
 Maint Fee: **\$366.23**  
 Maint Fee Includes: **Caretaker, Garbage Pickup, Gardening, Gas, Hot Water, Management, Recreation Facility**

Tot Units in Strata: **262** Locker: **Yes**  
 Storeys in Building:  
 Mgmt. Co's #: **604-683-8900**  
 Council/Park Apprv?:

Suite:  
 Basement: **None**  
 Crawl/Bsmt. Ht:  
 # of Kitchens: **1** # of Levels: **1**  
 # of Rooms: **5**

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	9'3 x 8'10			x	1	Main	3	No
Main	Living Room	9'10 x 9'4			x	2			
Main	Bedroom	9'11 x 8'6			x	3			
Main	Den	6'2 x 6'11			x	4			
Main	Patio	11'2 x 5'9			x	5			
		x			x	6			
		x			x	7			
		x			x	8			

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

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