

#307 - 8181 Chester Street, Vancouver

\$549,000



FRASER COMMONS AT FRASER AND MARINE - BRIGHT SOUTH FACING 1 BEDROOM + DEN/FLEX in the Fraser Commons community! This thoughtfully designed home offers tasteful interiors incl. lam flrs, large windows, Bosch premium appliance package w/a built-in bottom-freezer refrigerator, integrated dishwasher, stainless steel oven, gas cooktop and pull-out hood fan. The exclusive amenities offer generous park and plaza space tucked away from the street, a beautiful rooftop terrace with gardens, greenery, and ample seating, A 4,700 square foot daycare with a large outdoor play area, A modern fitness facility for residents' use, A multipurpose room with shared kitchen for entertaining/events, shops + cafes. 1 STORAGE LOCKER.

KEY INFORMATION

ADDRESS: #307 - 8181 Chester Street, Vancouver

PRICE: \$549,000

AREA: South Vancouver

TYPE: 1 Bedroom + 1 Bath + Den/Flex

SQ FT: 523 SF

YEAR BUILT: 2021

TAX: \$1,640.60 (2023)

STRATA FEES: \$349.32

FEATURES

VIEWS: Bright Southern Exposure

LOCKER: Underground (P2 - 24)

PETS: 2 Pets

RENTAL: No Airbnb

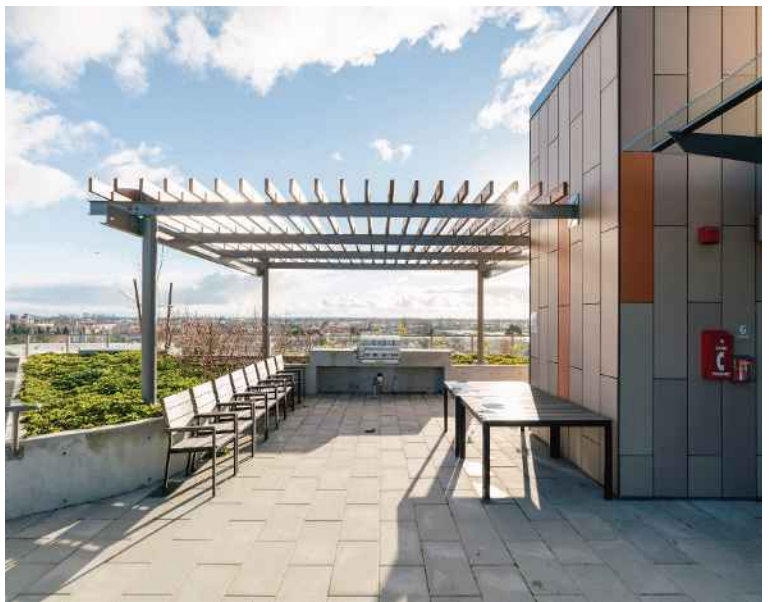
ELEMENTARY: Walter Moberly Elementary

HIGH SCHOOL: John Oliver Secondary



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Fraser Commons

AT MARINE



The developer reserves the right to make changes and modifications to the information contained herein without prior notice. Dimensions, sizes, areas, specifications, layouts and materials are approximate only and subject to change without notice. E&OE



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Presented by:
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Active **307 8181 CHESTER STREET** Residential Attached
R2870958 Vancouver East **\$549,000 (LP)**
 Board: V South Vancouver (SP) **M**
 Apartment/Condo V5X 0J9



Sold Date: If new,GST/HST inc?: Original Price: **\$549,000**
 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: **\$1,640.60**
 Sq. Footage: **0.00** P.I.D.: **031-571-280** For Tax Year: **2023**
 Flood Plain: View: **Yes : BRIGHT SOUTHERN EXPOSURE** Tax Inc. Utilities?: **No**
 Complex / Subdiv: First Nation Tour:
 Services Connctd: **Community, Electricity, Natural Gas, Water**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **Inside 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**

Total Parking: **0** Covered Parking: Parking Access:
 Parking: **Visitor Parking**
 Dist. to Public Transit:
 Title to Land: **Freehold Strata** Dist. to School Bus:
 Property Disc.: **Yes**
 Fixtures Leased: :
 Fixtures Rmvd: :
 Floor Finish:

Legal: **STRATA LOT 224 DISTRICT LOT 327 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS7519 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, In Suite Laundry, Storage, Concierge**

Site Influences:
 Features:

Finished Floor (Main): **523**
 Finished Floor (Above): **0**
 Finished Floor (AbvMain2): **0**
 Finished Floor (Below): **0**
 Finished Floor (Basement): **0**
 Finished Floor (Total): **523 sq. ft.**
 Unfinished Floor: **0**
 Grand Total: **523 sq. ft.**
 Suite:
 Basement:**None**
 Crawl/Bsmt. Ht: # of Levels: **1**
 # of Kitchens: **1** # of Rooms: **5**

Units in Development:
 Exposure: **South**
 Mgmt. Co's Name: **First Service**
 Maint Fee: **\$381.81**
 Maint Fee Includes: **Caretaker, Garbage Pickup, Gardening, Gas, Hot Water, Management, Recreation Facility**
 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:

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	10'1 x 10'1			x	1	Main	3	No
Main	Kitchen	12'1 x 7'9			x	2			
Main	Dining Room	12'1 x 7'9			x	3			
Main	Bedroom	9' x 8'1			x	4			
Main	Den	8'9 x 4'1			x	5			
					x	6			
					x	7			
					x	8			

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

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