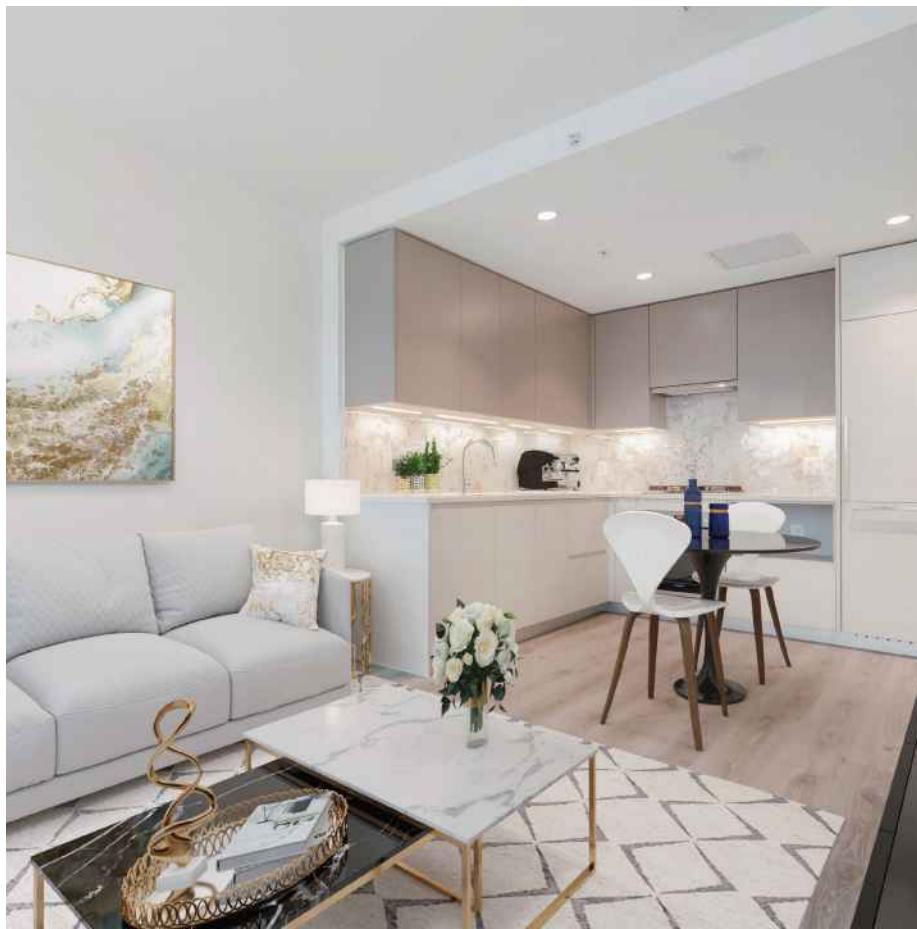


# #1306 - 8188 Fraser Street, Vancouver

\$634,900



**Derek Kai** PERSONAL REAL ESTATE CORPORATION  
604.868.1666  
dkai@rennie.com  
expertliving.ca

**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: #1306 - 8188 Fraser Street, Vancouver

PRICE: \$634,900

AREA: South Vancouver

TYPE: 1 Bedroom + 1 Bath + Den

SQ FT: 503 SF + 61 SF Balcony

YEAR BUILT: 2021

TAX: n/a

STRATA FEES: \$279.83

## FEATURES

VIEWS: Unobstructed City & Mountain Views

PARKING: 1 (P3 - 365)

LOCKER: Underground (P3 - 293)

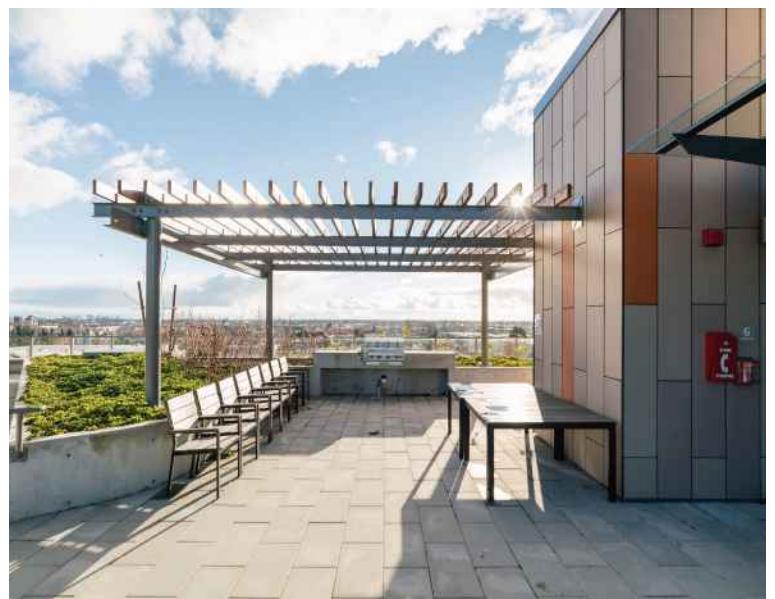
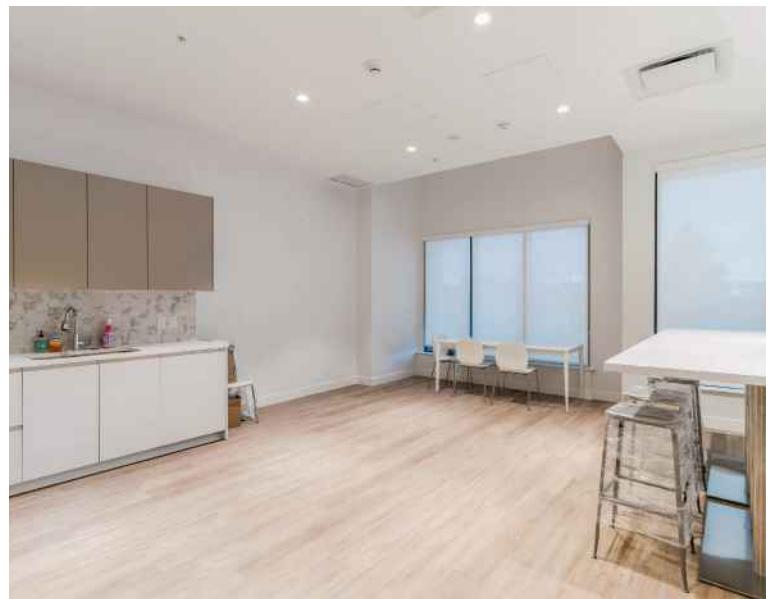
PETS: 1 Cat or 1 Dog

RENTAL: No Restrictions

ELEMENTARY: Walter Moberly Elementary

HIGH SCHOOL: John Oliver Secondary

**rennie**

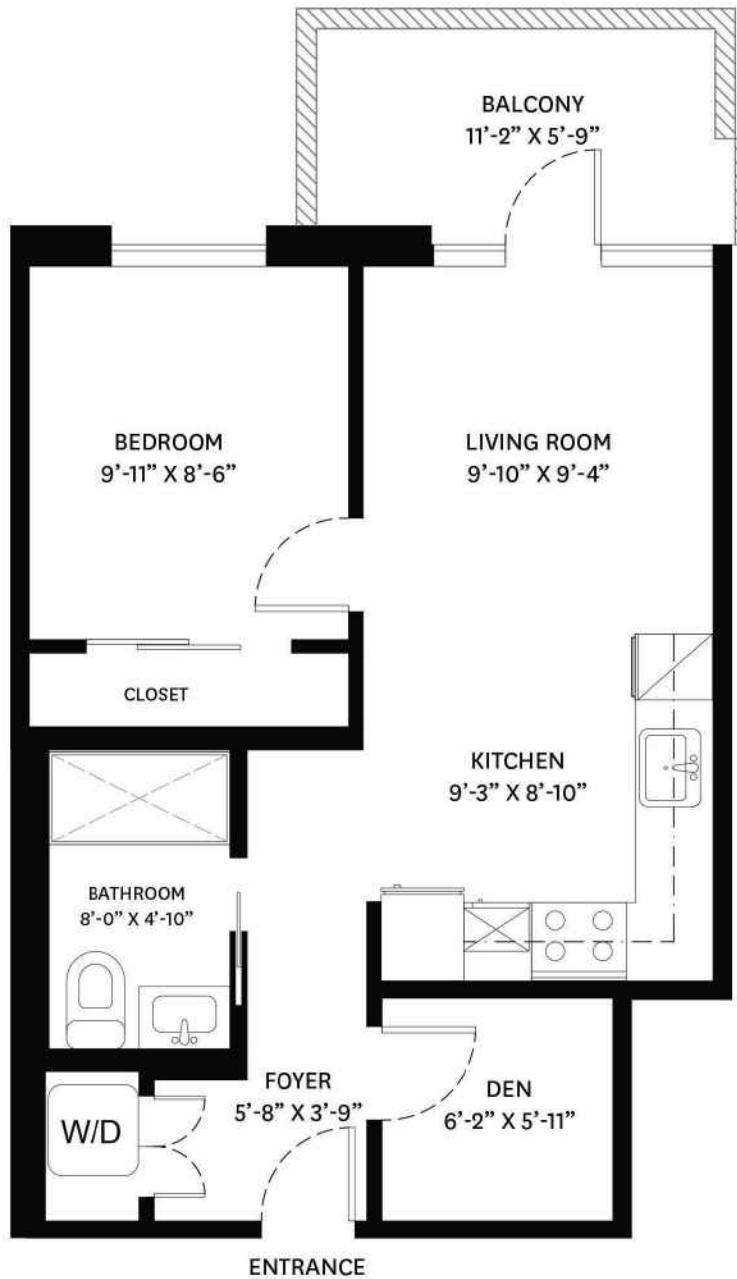


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# 1306-8188 FRASER STREET, VANCOUVER, BC

**MAIN FLOOR TOTAL: 503 SQ.FT.**  
**BALCONY: 61 SQ. FT.**



**MAIN FLOOR PLAN**  
Ceiling Height: 8'-4"



2' 4' 8'



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Presented by:  
**Derek Kai PREC\***  
 Rennie & Associates Realty Ltd.  
 Phone: 604-868-1666  
 dkai@rennie.com

**rennie**

**Active**  
**R2658393**  
 Board: V  
 Apartment/Condo

**1306 8188 FRASER STREET**

Vancouver East  
 South Marine  
 V5X 0J8

Residential Attached  
**\$634,900 (LP)**  
 (SP) **M**



Sold Date: If new, GST/HST inc?: **No** Original Price: **\$639,900**  
 Meas. Type: Bedrooms: **1** Approx. Year Built: **2021**  
 Frontage(feet): Bathrooms: **1**  
 Frontage(metres): Full Baths: **1** Age: **1**  
 Depth / Size (ft.): Half Baths: **0** Zoning: **CD-1**  
 Sq. Footage: **0.00** Gross Taxes: **\$0.00**  
 Flood Plain: P.I.D.: **031-569-943** For Tax Year: **2021**  
 View: **Yes :UNOBSTRUCTED CITY &** Tax Inc. Utilities?: **No**  
 Complex / Subdiv: **FRASER COMMONS** Tour:  
 Services Connctd: **Community, Electricity, Natural Gas, Sanitary Sewer, Water**

Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **Upper Unit**  
 Construction: **Concrete**  
 Exterior: **Glass, Mixed, Other**  
 Foundation: **Concrete Perimeter**  
 Renovations:  
 # of Fireplaces: **0** R.I. Fireplaces:  
 Fireplace Fuel: **None**  
 Fuel/Heating: **Forced Air**  
 Outdoor Area: **Balcony(s)**  
 Type of Roof: **Torch-On**

Reno. Year: **2021**  
 Rain Screen:  
 Metered Water:  
 R.I. Plumbing:  
 Fixtures Leased: **:**  
 Fixtures Rmvd: **No :**  
 Floor Finish: **Laminate, Mixed, Carpet**

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**

Legal: **STRATA LOT 90, 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**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**

Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Smoke Alarm, 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 RESIDENTIAL**  
 Maint Fee: **\$299.16**  
 Maint Fee Includes: **Caretaker, Garbage Pickup, Gardening, Gas, Hot Water, Management, Snow removal**

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

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

# of Pets: **2** Cats: **Yes** Dogs: **Yes**

Suite: **None**  
 Basement: **None**  
 Crawl/Bsmt. Ht: **8'0"**  
 # of Kitchens: **1**

# of Levels: **1**  
 # of Rooms: **5**

Floor Plan:

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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