

#1306 - 8188 Fraser Street, Vancouver

\$634,900



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

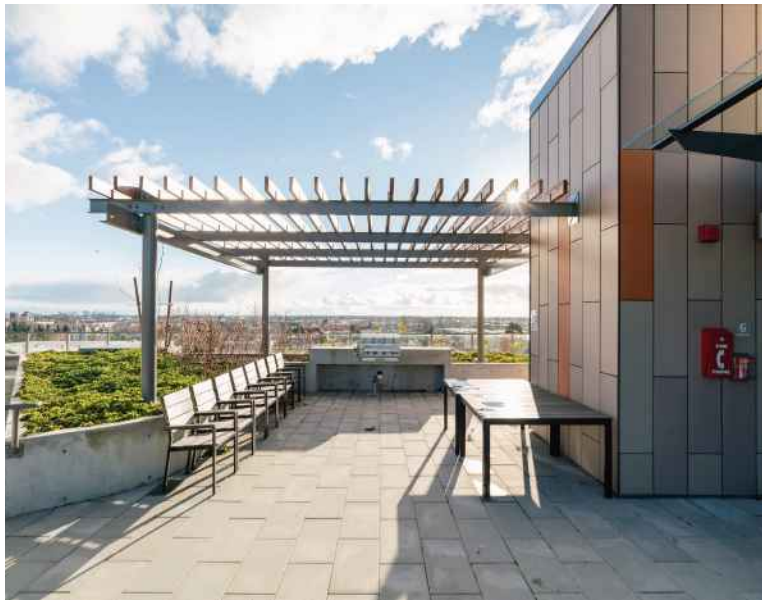
ELEMENTARY: Walter Moberly Elementary

HIGH SCHOOL: John Oliver Secondary



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

rennie



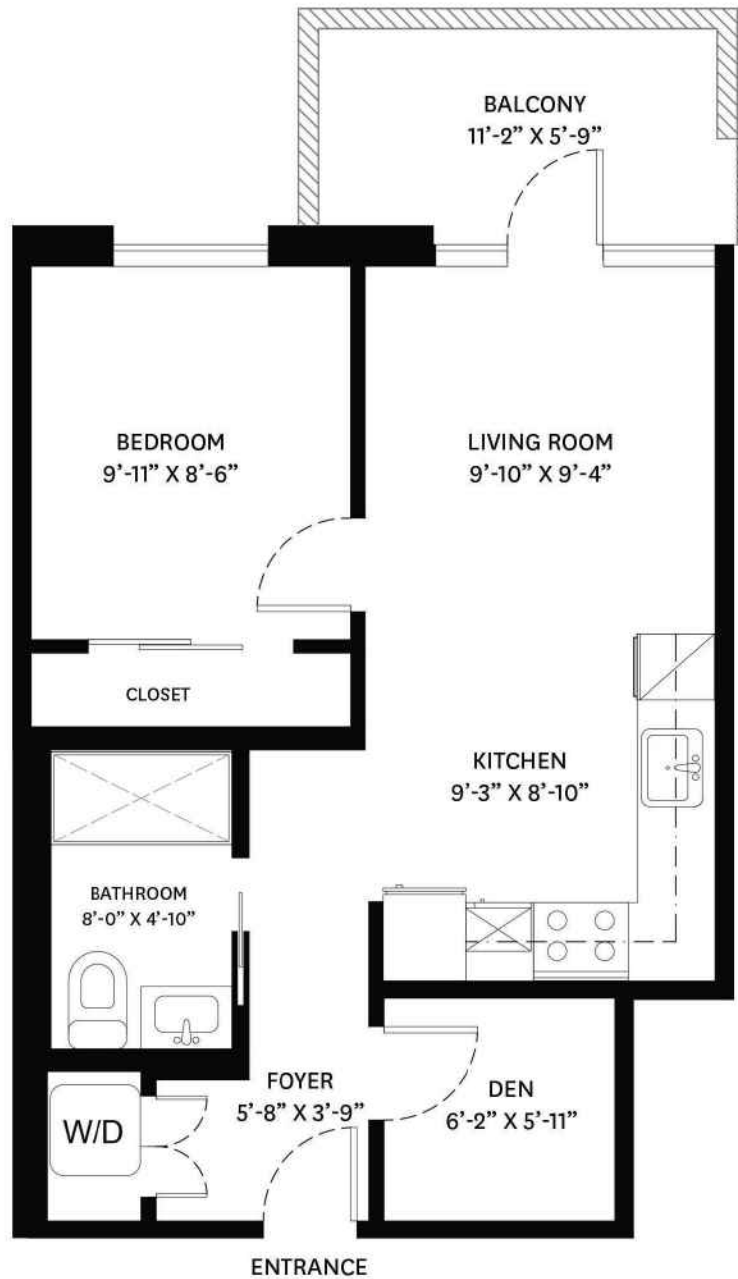
Derek Kai Personal Real Estate Corporation
604.868.1666
dkai@rennie.com
expertliving.ca

rennie

1306-8188 FRASER STREET, VANCOUVER, BC

MAIN FLOOR TOTAL: 503 SQ.FT.

BALCONY: 61 SQ. FT.



MAIN FLOOR PLAN
Ceiling Height: 8'-4"



Derek Kai Personal Real Estate Corporation
604.868.1666
dkai@rennie.com
expertliving.ca

rennie



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** Age: **1**
 Frontage(metres): Full Baths: **1** Zoning: **CD-1**
 Depth / Size (ft.): Half Baths: **0** Gross Taxes: **\$0.00**
 Sq. Footage: **0.00** For Tax Year: **2021**
 Flood Plain: P.I.D.: **031-569-943** Tax Inc. Utilities?: **No**
 View: **Yes : UNOBSTRUCTED CITY &** Tour:
 Complex / Subdiv: **FRASER COMMONS**
 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:
 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, Mixed, Carpet**

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.**

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

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**

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allowed**

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

or % of Rentals Allowed: **Yes**

Short Term(<1yr)Rnt/Lse Alwd?: **Yes**

Short Term Lse-Details: **NO RESTRICTIONS**

Floor	Type	Dimensions
Main	Kitchen	9'3 x 8'10
Main	Living Room	9'10 x 9'4
Main	Bedroom	9'11 x 8'6
Main	Den	6'2 x 6'11
Main	Patio	11'2 x 5'9
		x
		x
		x

Floor	Type	Dimensions
		x
		x
		x
		x
		x
		x
		x

Bath	Floor	# of Pieces	Ensuite?
1	Main	3	No
2			
3			
4			
5			
6			
7			
8			

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

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 pkg 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 pkg, 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 pkg & locker included!

REA Full Public
 1 Page

The above information is provided by members of the BC Northern Real Estate Board, Chilliwack & District Real Estate Board, Fraser Valley Real Estate Board or Real Estate Board of Greater Vancouver Board ("the Boards") and is from sources believed reliable but should not be relied upon without verification. The Boards assume no responsibility for its accuracy. PREC* indicates 'Personal Real Estate Corporation'.

04/08/2022 11:44 AM



Derek Kai Personal Real Estate Corporation
 604.868.1666
 dkai@rennie.com
 expertliving.ca

rennie