



Presented by:
Katayoon Webb

RE/MAX Crest Realty Westside
Phone: 604-315-8715

katayoonwebb@remax.net



Active
R2100434
Board: V
Apartment/Condo

401 8430 JELlicoe STREET

Vancouver East
Fraserview VE
V5S 4S7

Residential Attached

\$489,900 (LP)
(SP)



Sold Date: _____ Frontage (feet): _____ Original Price: **\$489,900**
Meas. Type: _____ Frontage (metres): _____ Approx. Year Built: **1995**
Depth / Size (ft.): _____ Bedrooms: **2** Age: **21**
Lot Area (sq.ft.): **0.00** Bathrooms: **2** Zoning: **CD-1**
Flood Plain: **No** Full Baths: **2** Gross Taxes: **\$1,070.00**
Approval Req?: **No** Half Baths: **0** For Tax Year: **2016**
Exposure: **Southwest** Maint. Fee: **\$402.48** Tax Inc. Utilities?: **No**
If new, GST/HST inc?: _____ P.I.D.: **019-083-823**
Mgmt. Co's Name: **RE/MAX** Tour: **Virtual Tour URL**
Mgmt. Co's Phone: **604-821-2999**
View: **Yes: TREED, GREEN OUTLOOK**
Complex / Subdiv: **THE BOARDWALK**
Services Connected: **Community, Electricity, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **Corner Unit, Penthouse**
Construction: **Frame - Wood**
Exterior: **Stucco**
Foundation: **Concrete Perimeter**
Rain Screen: **Full**
Renovations: **Partly**
Water Supply: **City/Municipal**
Fireplace Fuel: **Gas - Natural**
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **Balcony(s)**
Type of Roof: **Other, Tar & Gravel**

Reno. Year: _____
R.I. Plumbing: **No**
R.I. Fireplaces: _____
of Fireplaces: **1**

Total Parking: **2** Covered Parking: **2** Parking Access: **Front**
Parking: **Add. Parking Avail., Garage Underbuilding, Visitor Parking**
Locker: **Y**
Dist. to Public Transit: **.5 BLOCK** Dist. to School Bus: **.5 BLOCK**
Units in Development: **184** Total Units in Strata: **184**
Title to Land: **Freehold Strata**
Seller's Interest: **Registered Owner**
Property Disc.: **Yes**
Fixtures Leased: **Yes: ALARM SYSTEM**
Fixtures Rmvd: _____
Floor Finish: **Hardwood, Tile**

Maint Fee Inc: **Garbage Pickup, Gardening, Gas, Hot Water, Management, Recreation Facility, Sewer, Snow removal, Water**
Legal: **PL LMS1685 LT 89 DL 258 LD 36**

Amenities: **Bike Room, Exercise Centre, Garden, In Suite Laundry, Storage**

Site Influences: **Central Location, Golf Course Nearby, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Microwave, Security System, Smoke Alarm, Sprinkler -**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	9' x 8'			x			x
Main	Dining Room	11' x 7'			x			x
Main	Living Room	11' x 17'			x			x
Main	Master Bedroom	16'2 x 11'			x			x
Main	Bedroom	11' x 10'			x			x
Main	Storage	5' x 3'4			x			x
					x			x
					x			x
					x			x
					x			x

Finished Floor (Main):	868	# of Rooms: 6	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:			1	Main	4	Yes	Barn:
Finished Floor (Below):	0	Restricted Age:			2	Main	3	No	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets: 2	Cats: Y	Dogs: Y	3				Pool:
Finished Floor (Total):	868 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	0	Bylaw Restrict: Pets Allowed w/Rest., Rentals Allwd w/Restrctns			5				Door Height:
Grand Total:	868 sq. ft.	Basement: None			6				
					7				
					8				

Listing Broker(s): **RE/MAX Crest Realty Westside**

Welcome to the amazing Boardwalk! Amazingly maintained rainscreend + new windows,+ new roof + new plumbing building in the heart of fast growing River District community at an affordable price. This corner unit Penthouse offers you 14' vaulted ceilings surrounded by picturesque windows making it feel like a home in the woods with all green treed outlook. Gorgeous hardwood floors throughout the home, new tiles in baths, new SS appliances. Location is nearby transit with one bus to skytrain & easy access to Richmond, Bby and NW. Amazing River Front community with picnic areas, parks, tennis courts, restaurants, Saturday's Farmer's Market and much more to come. OH SAT and SUN Aug 20 2-4pm & 21 1-3 pm. Sneak Preview Thur Aug 18, 6-7 pm