



Presented by:
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Active
R2366281
Board: V
Apartment/Condo

407 8430 JELlicoe STREET

Vancouver East
Fraserview VE
V5S 4S7

Residential Attached

\$498,800 (LP)
(SP)



Sold Date: _____ Frontage (feet): _____ Original Price: **\$498,800**
 Meas. Type: _____ Frontage (metres): _____ Approx. Year Built: **1996**
 Depth / Size (ft.): _____ Bedrooms: **1** Age: **23**
 Lot Area (sq.ft.): **0.00** Bathrooms: **1** Zoning: **CD-1**
 Flood Plain: **No** Full Baths: **1** Gross Taxes: **\$1,086.03**
 Council Apprv?: **No** Half Baths: **0** For Tax Year: **2018**
 Exposure: **South** Maint. Fee: **\$357.46** Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: _____ P.I.D.: **019-083-840**
 Mgmt. Co's Name: **REMAX DWELL PROPERTIES** Tour: **Virtual Tour URL**
 Mgmt. Co's Phone: **604-821-2999**
 View: **Yes: FRASER RIVER**
 Complex / Subdiv: **BOARDWALK**
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water Sanitation**
 Sewer Type: _____

Style of Home: Inside Unit	Total Parking: 1	Covered Parking: 1	Parking Access: Front
Construction: Frame - Wood	Parking: Garage; Underground, Visitor Parking		
Exterior: Mixed	Locker: Y	Dist. to School Bus: 2	
Foundation: Concrete Perimeter	Reno. Year: _____	Dist. to Public Transit: 1	Total Units in Strata: 184
Rain Screen: Full	R.I. Plumbing: No	Units in Development: 184	
Renovations: _____	Metered Water: _____	Title to Land: Freehold Strata	
Water Supply: City/Municipal	R.I. Fireplaces: _____	Property Disc.: Yes	
Fireplace Fuel: Gas - Natural	# of Fireplaces: 1	Fixtures Leased: No	
Fuel/Heating: Baseboard, Electric		Fixtures Rmvd: No	
Outdoor Area: Balcony(s)		Floor Finish: Laminate	
Type of Roof: Torch-On			

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Gas, Hot Water, Sewer, Water**
 Legal: **STRATA LOT 91, PLAN LMS1685, DISTRICT LOT 258, LD 36 APPROPRIATE **UCR 08-07-13****

Amenities: **Bike Room, Elevator, Exercise Centre, Guest Suite, Independent living**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	20'2 x 12'11			x			x
Main	Dining Room	10'5 x 9'3			x			x
Main	Kitchen	12'1 x 8'1			x			x
Main	Master Bedroom	12'6 x 10'8			x			x
Main	Foyer	6'4 x 4'6			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 791	# of Rooms: 5	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	Crawl/Bsmt. Height:			1	Main	4	No	Barn:
Finished Floor (Below): 0	Restricted Age:			2				Workshop/Shed:
Finished Floor (Basement): 0	# of Pets:	Cats: Yes	Dogs: Yes	3				Pool:
Finished Floor (Total): 791 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaws: Pets Allowed w/Rest., Rentals Allwd w/Restrctns			5				Grg Dr Ht:
Unfinished Floor: 0	Basement: None			6				
Grand Total: 791 sq. ft.				7				
				8				

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

Beautiful river views from this South facing top floor home with amazing 307 sqft of sunny outdoor patio and deck space over looking the river and fountains of this beautiful complex. The home is freshly painted has newer stainless steel appliances, and hardwood floors throughout. The Boardwalk nestled in the heart of River District with acres of parkland, walking & bike trails, tennis courts, newly finished commercial retails featuring Save-on-Foods, Starbucks, Everything Wine, Romer's restaurant, banking, and healthcare s a real gem. This is a very spacious 791 sqft home that will fit house size furniture. 1 parking, 1 storage, 2 pets welcomed, rentals maxed, caretaker, visitor parking, gym & guest suite. Open House: Sat May 11th, 2:30-4pm.