

#308 - 8181 Chester Street, Vancouver

\$569,900



South facing 1 Bedroom + Flex/Den with EV READY PARKING STALL & storage locker. 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. 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.

KEY INFORMATION

ADDRESS: #308 - 8181 Chester Street, Vancouver

PRICE: \$569,900

AREA: South Vancouver

TYPE: 1 Bedroom + 1 Bath + Den/Flex

SQ FT: 527 SF

YEAR BUILT: 2021

TAX: \$1,584.99 (2023)

STRATA FEES: \$349.32

FEATURES

VIEWS: Bright Southern Exposure

PARKING: Underground (P2-223)

LOCKER: Underground (P2 - 25)

PETS: 2 Pets

RENTAL: No Airbnb

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

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



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

rennie



Presented by:
Derek Kai PREC*

Chow & Kai Group
Rennie & Associates Realty Ltd.
Phone: 604-868-1666

dkai@rennie.com



Active
R2882206

Board: V
Apartment/Condo

308 8181 CHESTER STREET

Vancouver East
South Vancouver
V5X 0J9

Residential Attached

\$569,900 (LP)
(SP)



Sold Date: If new,GST/HST inc?: Original Price: **\$569,900**
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: **\$1,584.99**
Sq. Footage: **0.00** For Tax Year: **2023**
Flood Plain: P.I.D.: **031-571-298** Tax Inc. Utilities?:
View: **Yes : Bright South City Views** Tour:
Complex / Subdiv: **FRASER COMMONS**
First Nation
Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **Inside Unit**
Construction: **Concrete**
Exterior: **Concrete, Glass, Mixed**
Foundation: **Concrete Perimeter**

Renovations: Reno. Year:
of Fireplaces: R.I. Fireplaces: Rain Screen:
Fireplace Fuel: Metered Water:
Fuel/Heating: **Forced Air** R.I. Plumbing:
Outdoor Area: **Balcony(s)**
Type of Roof: **Other**

Total Parking: **1** Covered Parking: **1** Parking Access:
Parking: **Garage; Underground, Visitor Parking**
Dist. to Public Transit: Dist. to School Bus:
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: :
Fixtures Rmvd: :
Floor Finish:

Legal: **STRATA LOT 225 DISTRICT LOT 327 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS7519TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNITENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **Air Cond./Central, Club House, Elevator, Exercise Centre, Garden, In Suite Laundry, Storage, Concierge**

Site Influences: **Central Location, Golf Course Nearby, Recreation Nearby, Shopping Nearby**
Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Smoke Alarm, Sprinkler - Fire**

Finished Floor (Main): **527**
Finished Floor (Above): **0**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **527 sq. ft.**
Unfinished Floor: **0**
Grand Total: **527 sq. ft.**

Units in Development: **262** Tot Units in Strata: Locker: **Yes**
Exposure: **South** Stores in Building:
Mgmt. Co's Name: **First Service** Mgmt. Co's #: **604-683-8900**
Maint Fee: **\$381.81** Council/Park Apprv?:
Maint Fee Includes: **Caretaker, Garbage Pickup, Gardening, Gas, Hot Water, Management, Recreation Facility**

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

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:

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	12'7 x 7'9			x	3			
Main	Bedroom	9' x 8'1			x	4			
Main	Den	8'9 x 4'1			x	5			
		x			x	6			
		x			x	7			
		x			x	8			

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

South facing 1 Bedroom + Flex/Den with EV READY PARKING STALL & storage locker. 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. 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.

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 Greater Vancouver REALTORS® ("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'. 05/14/2024 03:05 PM



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

