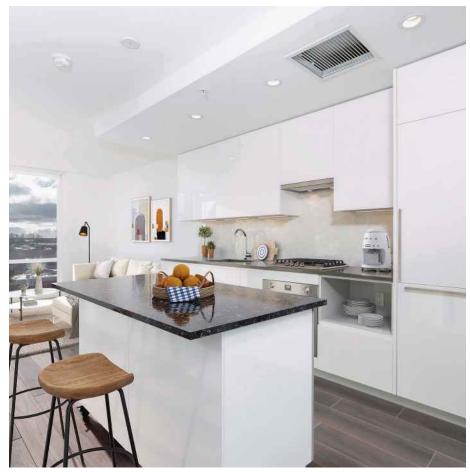
## #308 - 8181 Chester Street, Vancouver

\$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

















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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. ESOE





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





Active

R2882206

#### Presented by:

#### Derek Kai PREC\*

Chow & Kai Group

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

dkai@rennie.com



Residential Attached

Gross Taxes:

\$569,900 (LP) 200

3

Locker: Yes

Cats: Yes Dogs: Yes

Ensuite?

No

604-683-8900

# of Pieces

Main

CD-1

2023

\$1,584.99



308 8181 CHESTER STREET Vancouver East

South Vancouver V5X 0J9

If new,GST/HST inc?: Original Price: \$569,900 Bedrooms: 1 Approx. Year Built: 2021 Bathrooms: 1 Age: Full Baths: 1 Zoning: Half Baths:

0

Tot Units in Strata:

Storeys in Building:

Mgmt. Co's #:

# of Pets: 2

Bath

3 5 6

Sq. Footage: 0.00 For Tax Year: Flood Plain: P.I.D.: 031-571-298 Tax Inc. Utilities?:

Yes: Bright South City Views Tour: View:

Complex / Subdiv: FRASER COMMONS

First Nation

Sold Date:

Meas. Type:

Frontage(feet):

Frontage(metres):

Depth / Size (ft.):

Electricity, Natural Gas, Sanitary Sewer, Water Services Connctd: Sewer Type: City/Municipal Water Supply: City/Municipal

Style of Home: Inside Unit Construction: Concrete

Concrete, Glass, Mixed Exterior: 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

Parking Access: Total Parking: 1 Covered Parking: 1 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

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): Finished Floor (Above): 0 Finished Floor (AbvMain2): Finished Floor (Below): 0 Finished Floor (Basement): Finished Floor (Total):

527 sq. ft. Unfinished Floor: 0

527 sq. ft. Grand Total: Suite:

Basement: None Crawl/Bsmt, Ht: # of Levels: 1 # of Kitchens: 1 # of Rooms: 5 Units in Development: 262 Exposure: South

Mgmt. Co's Name: First Service Maint Fee: \$381.81

Council/Park Apprv?: Maint Fee Includes: Caretaker, Garbage Pickup, Gardening, Gas, Hot Water, Management, Recreation Facility

Dimensions

Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allwd w/Restrctns

Restricted Age: # or % of Rentals Allowed: Short Term(<1yr)Rnt/Lse Alwd?: No

Short Term Lse-Details:

| Floor | Type        | Dimensions  |
|-------|-------------|-------------|
| Main  | Living Room | 10'1 x 10'1 |
| Main  | Kitchen     | 12'1 x 7'9  |
| Main  | Dining Room | 12'7 x 7'9  |
| Main  | Bedroom     | 9' x 8'1    |
| Main  | Den         | 8'9 x 4'1   |
|       |             | x           |
|       |             | x           |
|       |             | x           |

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

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REA Full Public 1 Page

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