

FOR SALE & for living

BOARDWALK
#210 8430 Jellicoe Street, Vancouver




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Welcome to Vancouver's exciting RIVER DISTRICT community. This spacious 1 bedroom home features an open layout facing South towards the courtyard over looking the central water feature and peeps of Fraser River. Big bedroom with walk-in-closet, TONS of storage, stainless steel appliances, laminate flooring, makes this the perfect place to call home. Your pet is welcome here with plenty of riverside trails to enjoy on those wonderful walks, steps to the river, farmer's market, community centre with the River District Master Planned community under construction just down the road. Amenities include gym, bike room, clubhouse, workshops, visitors parking & guest suite. Solid RAIN SCREENED building, newer roof, and plumbing levy already approved plus depreciation report available.

INFORMATION YOU NEED TO KNOW:


PRICE	\$299,900
ADDRESS	#210 8430 Jellicoe Street, Vancouver
AREA	Fraserview
TYPE	1 Bedroom
BATHS	1
SQ FT	695
STRATA FEES	\$306.34
PARKING	Yes - P1 - 54
STORAGE	Yes - S1 - 76
YEAR BUILT	1994
VIEW	South
PETS	Yes with Restrictions
RENTALS	Yes with Restrictions (Max 10)

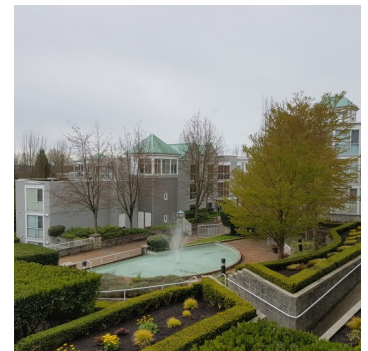
INFORMATION YOU **want** TO KNOW:

 Distance to
0.3 km

 Nearest Park
River Park

 Schools nearby:
Oppenheimer

 Coffee shops within 1km:
1



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Active
R2049338
Board: V
Apartment/Condo

210 8430 JELlicoe STREET

Vancouver East
Fraserview VE
V5S 4S7

Residential Attached

\$305,900 (LP)

(SP)



Sold Date:	Frontage (feet):	Original Price: \$305,900
Meas. Type: Feet	Frontage (metres):	Approx. Year Built: 1994
Depth / Size (ft.):	Bedrooms: 1	Age: 22
Lot Area (sq.ft.): 0.00	Bathrooms: 1	Zoning: CD-1
Flood Plain:	Full Baths: 1	Gross Taxes: \$866.16
Approval Req?:	Half Baths: 0	For Tax Year: 2015
Exposure: South	Maint. Fee: \$306.34	Tax Inc. Utilities?: No
If new, GST/HST inc?:		P.I.D.: 019-083-696
Mgmt. Co's Name: ASSOCIA		Tour:
Mgmt. Co's Phone: 604-714-1549		
View: Yes: SOUTH COURTYARD & FRASER RIVER		
Complex / Subdiv: BOARDWALK		
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Water		

Style of Home: Inside Unit, Other	Total Parking: 1	Covered Parking: 1	Parking Access: Side
Construction: Frame - Wood	Parking: Garage; Underground		Locker: Y
Exterior: Mixed, Stucco			Dist. to School Bus: CLOSE
Foundation: Concrete Perimeter	Reno. Year:	Dist. to Public Transit: CLOSE	Total Units in Strata: 184
Rain Screen: Full	R.I. Plumbing:	Units in Development: 184	
Renovations: Partly	R.I. Fireplaces:	Title to Land: Freehold Strata	
Water Supply: City/Municipal	# of Fireplaces: 1	Seller's Interest: Court Ordered Sale	
Fireplace Fuel: Gas - Natural		Property Disc.: No	
Fuel/Heating: Baseboard, Electric, Natural Gas		Fixtures Leased: No	
Outdoor Area: Balcony(s)		Fixtures Rmvd: No	
Type of Roof: Other, Tar & Gravel		Floor Finish: Laminate, Mixed, Tile	

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Gas, Hot Water, Management, Recreation Facility, Snow removal**
Legal: **PL LMS1685 LT 76 DL 258 LD 36**

Amenities: **Club House, Elevator, Exercise Centre, In Suite Laundry, Storage**

Site Influences: **Central Location, Private Setting, Recreation Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Disposal - Waste, Microwave, Smoke Alarm**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	9' x 9'6			x			x
Main	Dining Room	10'2 x 8'			x			x
Main	Living Room	11'6 x 12'			x			x
Main	Bedroom	9'10 x 13'4			x			x
Main	Laundry	9' x 3'			x			x
Main	Storage	5' x 3'			x			x
Main	Walk-In Closet	6'3 x 6'2			x			x
					x			x
					x			x
					x			x

Finished Floor (Main): 695	# of Rooms: 7	# of Kitchens: 1	# of Levels: 1	Bath: 1	Floor: Main	# of Pieces: 4	Ensuite?: No	Outbuildings
Finished Floor (Above): 0	Crawl/Bsm. Height:			2				Barn:
Finished Floor (Below): 0	Restricted Age:			3				Workshop/Shed:
Finished Floor (Basement): 0	# of Pets:	Cats: Y	Dogs: Y	4				Pool:
Finished Floor (Total): 695 sq. ft.	# or % of Rentals Allowed: #10			5				Garage Sz:
Unfinished Floor: 0	Bylaw Restrict: Pets Allowed, Rentals Allwd w/Restrctns			6				Door Height:
Grand Total: 695 sq. ft.	Basement: None			7				
				8				

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

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