



Presented by:
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Active
R2637405
Board: V
Apartment/Condo

219 4550 FRASER STREET

Vancouver East
Fraser VE
V5V 4G8

Residential Attached
\$798,000 (LP)
(SP)



List Date: **12/6/2021** If new, GST/HST inc?:
Days On Market: **1** Bedrooms: **1**
Sold Date: Bathrooms: **1**
Meas. Type: Full Baths: **1**
Frontage(feet): Half Baths: **0**
Frontage(metres): Flood Plain:
Depth / Size (ft.): P.I.D.: **028-618-564**
Sq. Footage: **0.00**
View: **No**
Complex / Subdiv: **Century**
Services Connctd: **Electricity, Sanitary Sewer**
Original Price: **\$798,000**
Approx. Year Built: **2011**
Age: **10**
Zoning: **C-2**
Gross Taxes: **\$2,072.06**
For Tax Year: **2021**
Tax Inc. Utilities?: **No**
Tour: **Virtual Tour URL**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **Inside Unit, Upper Unit**
Construction: **Frame - Wood**
Exterior: **Brick, Mixed**
Foundation: **Concrete Perimeter**
Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Electric**
Fuel/Heating: **Baseboard**
Outdoor Area: **Patio(s) & Deck(s)**
Type of Roof: **Asphalt, Torch-On**

Total Parking: **1** Covered Parking: **1** Parking Access: **Rear**
Parking: **Garage Underbuilding**
Dist. to Public Transit:
Title to Land: **Freehold Strata** Dist. to School Bus:
Property Disc.: **Yes**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Hardwood, Laminate, Tile**

Legal: **STRATA LOT 19, PLAN EPS458, DISTRICT LOT 391, GROUP 1, NEW WESTMINSTER LAND DISTRICT, & DL 392, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **Elevator, In Suite Laundry, Recreation Center, Storage**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main): 810	Units in Development: 197	Tot Units in Strata: 197	Locker: Yes
Finished Floor (Above): 0	Exposure: East	Storeys in Building: 4	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: First Services Residential	Mgmt. Co's #: 604-683-8900	
Finished Floor (Below): 0	Maint Fee: \$374.26	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Caretaker, Garbage Pickup, Gardening, Hot Water, Management, Recreation Facility, Sewer, Water		
Finished Floor (Total): 810 sq. ft.			
Unfinished Floor: 0			
Grand Total: 810 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allowed		

Suite: **None** # of Pets: **2** Cats: **Yes** Dogs: **Yes**
Basement: **None**
Crawl/Bsmt. Ht: # of Levels: **1**
of Kitchens: **1** # of Rooms: **6**
Restricted Age:
or % of Rentals Allowed: **100%**
Short Term(<1yr)Rnt/Lse Alwd?: **No**
Short Term Lse-Details: **No short-term rentals**

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Kitchen	9'5 x 7'8			x	1	Main	4	Yes
Main	Den	9'4 x 8'4			x	2			
Main	Dining Room	10'10 x 4'9			x	3			
Main	Living Room	15'10 x 13'6			x	4			
Main	Bedroom	13'8 x 10'19			x	5			
Main	Walk-In Closet	4'5 x 4'			x	6			
					x	7			
					x	8			

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

Welcome to the Century. Built by renowned developer Ledingham McAllister, this solid, problem-free complex offers an exceptional 1-bedroom suite with an expansive 280 sq ft deck. This quiet & spacious home showcases an open plan, engineered floors, a fireplace, floor to ceiling windows + a gourmet kitchen with new appliances, sleek black granite counters + a large island. The large primary bedroom has a huge walk-in with built-in's + an en-suite bathroom. The bonus den is perfect for an office or a nursery. The incredible East facing deck is private & ideal for entertaining guests – a true gem. The Century offers a party room, 2 E.V. stations (upcoming), a grocery store, a pharmacy & is in a superb location, only minutes to amazing cafes, restaurants & shops on both Fraser + Main St.