



Presented by:
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Active
R2662174
Board: V
Apartment/Condo

218 4550 FRASER STREET

Vancouver East
Fraser VE
V5V 4G8

Residential Attached
\$738,000 (LP)
(SP)



List Date: **3/8/2022** If new, GST/HST inc?:
Days On Market: **2** Bedrooms: **1** Original Price: **\$738,000**
Sold Date: Bathrooms: **1** Approx. Year Built: **2011**
Meas. Type: Full Baths: **1** Age: **11**
Frontage(feet): Half Baths: **0** Zoning: **C-2**
Frontage(metres): Flood Plain: Gross Taxes: **\$1,829.49**
Depth / Size (ft.): P.I.D.: **028-618-556** For Tax Year: **2021**
Sq. Footage: **0.00** Tax Inc. Utilities?: **Yes**
View: : Tour: **Virtual Tour URL**
Complex / Subdiv:
Services Connctd: **Electricity, Sanitary Sewer, Storm Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **Inside 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: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Asphalt**

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

Legal: **STRATA LOT 18, 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, Storage**

Site Influences:
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main): 706	Units in Development: 197	Tot Units in Strata: 197	Locker: Yes
Finished Floor (Above): 0	Exposure:	Storeys in Building: 4	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: First Service	Mgmt. Co's #:	
Finished Floor (Below): 0	Maint Fee: \$333.24	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Caretaker, Gardening, Hot Water, Management, Sewer, Water		
Finished Floor (Total): 706 sq. ft.			
Unfinished Floor: 0			
Grand Total: 706 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allowed		
Suite:	Restricted Age:	# of Pets:	Cats: Dogs:
Basement: None	# or % of Rentals Allowed:		
Crawl/Bsmt. Ht: # of Levels: 1	Short Term(<1yr)Rnt/Lse Alwd?: No		
# of Kitchens: 1	Short Term Lse-Details:		

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	11'10 x 10'10			x	1	Main	4	No
Main	Kitchen	9'6 x 7'8			x	2			
Main	Dining Room	8'7 x 11'6			x	3			
Main	Bedroom	11'9 x 9'8			x	4			
Main	Den	6'5 x 5'6			x	5			
Main	Storage	4'1 x 4'2			x	6			
					x	7			
					x	8			

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

Welcome to your private 273 SQ FT PATIO! Located on the quiet courtyard of the renowned Century building, this modern 1 bed + den/flex is the perfect layout. Floor-to-ceiling windows with an eastern exposure invite an abundance of natural light into the home. This open concept and spacious design flows naturally to your own private outdoor oasis. Gourmet kitchen with stainless steel appliances, sleek black granite counters and a large island. Spacious bedroom with a flex area that can double as an office. Lots of in-suite storage as well as a locker. With views of the mountains from your patio, you can sit outside and entertain any time of the year. Conveniently located in the vibrant Fraser Street neighborhood with shops, cafes, restaurants, transit and more just outside your door step.