



Presented by:  
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Vancouver East, Fraserview VE Residential Attached  
**# 410 8430 JELLICOE ST, V5S 4S7** MLS# V805516 Active

No Photo Available

List Price:	\$285,000	Previous Price:	
		Original Price:	\$285,000
Subdiv/Complex: BOARDWALK			
Frontage:		Approx Yr Blt:	1995
Depth/Size:		Age at List Date:	15
Lot SqFt:	0	Bedrooms:	1
Exposure:		Bathrooms:	1
Stories in Bldg:	4	Full Baths:	1
Flood Plain:		Half Baths:	0
Meas. Type:		Tax Incl Utils:	No
Fixtures Lsd:	N		
Fixt Removed:	N		
View:	Y - PANORAMIC RIVER/CITY VIEWS		

Style of Home:	Penthouse	Total Parking:	1	Covered Parking:	1
Construction:	Frame - Wood	Parking Access:			
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Underground		
Exterior:	Mixed				
Rain Screen:	Full	R/I Plumbing:			
Type of Roof:	Other	Dist to Public Trans:	CLOSE	Dist to School/Bus:	
Renovations:		Units in Development:		Total Units in Strata:	
Flooring:	Laminate	Locker:	Yes		
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Electric, Natural Gas	Title to Land:	Freehold Strata		
No. of Fireplaces:	1	Seller's Interest:	Registered Owner		
Fireplace Fuel:	Gas - Natural	Mortgage Info:	\$0		
Outdoor Area:	Balcony(s); Patio(s) or Deck(s)				
Mngmt Co:	BAYWEST	Property Disclosure:	Y		
Mngmt Ph:	604-257-0325	Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Allowed w/Restrictions		
Maint Fee:	\$252.73				

Maint Charge Incl: Caretaker, Gardening, Garbage Pickup, Gas, Management, Recreation Facility

Legal: LMS1685 LT 94 DL 258 LD 36 UNIT ENTITLEMENT OF THE ADDITIONAL LEGAL INFORMATION IS AVAILABLE

Amenities: Club House, Elevator, Exercise Centre, Guest Suite, In Suite Laundry

Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW, Drapes/Window Coverings, Microwave

Site Influences: Golf Course Nearby, Recreation Nearby, Central Location, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	14' X 11'						
Main F.	Kitchen	9'6 X 9'						
Main F.	Dining	11' X 5'						
Main F.	Master Bedroom	13' X 10'4						
Main F.	Walk-In Closet	6' X 6'						
Main F.	Laundry	8' X 3'						

<b>Floor Area (SqFt):</b>		<b>Total # Rooms:</b>	6	<b>Bathrooms</b>	
Finished Floor Area Main:	696	Finished Levels:	1	1 4 Piece; Ensuite: N; Level: Main F.	
Finished Floor Area Up:	0	Basement Area:	None	2	
Finished Floor Area Down:	0			3	
Finished Floor Area Bsmt:	0	Bsmt Height:		4	
Total Finished Floor Area:	696	Restricted Age:		5	
		# Pets / Cats; Dogs: 2 / Cats: Yes; Dogs: Yes		6	
Unfinished Floor Area:	0	# or % Rentals:	3	7	
Grand Total Floor Area:	696			8	

Listing Broker(s): (1) One Percent Realty Ltd.

Relax on your sizable balcony while soaking up the panoramic S, W & East River and City views, extremely quiet. This spacious one bedroom penthouse suite has a cozy gas fireplace, laminate floors, good size kitchen with eating area, in-suite laundry & pantry, tons of storage [storage room off balcony as well as a storage locker] and 1 parking. Master bedroom has huge walk in closet and can accommodate a King size bed. The complex is rainscreened with warranty remaining, well maintained, new roof, exercise centre, guest suite, club house and steps to riverfront walkways & golf course. Pets are welcome. Come see for yourself at our Open House January 31, 2-4 pm you'll love it!