

Presented by:
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Vancouver East, Fraser VE Residential Attached
225 4550 FRASER ST, V5V 4G8 MLS# V1046956 **Sold**

	List Price: \$499,900	Previous Price: \$525,000	Sold Price: \$475,000
	Days on Market: 260		Sold Date: 28-Oct-14
Subdiv/Complex: Century			
Frontage:	Approx Yr Blt: 2011	PID: 028-618-629	Type: Apartment/Condo
Depth/Size:	Age at List Date: 3	Zoning: C-2	Taxes: \$1,631 (2013)
Lot SqFt: 0	Bedrooms: 2	GST/HST Incl?:	Tax Incl Utilities: No
Exposure: W	Bathrooms: 2	Apprvl Reqd:	
Stories in Bldg:	Full Baths: 2		
Flood Plain:	Meas. Type: Feet		
Fixtures Lsd:	Half Baths: 0		
Fixt Removed:			
View: N			

Style of Home: Inside Unit	Total Parking: 1	Covered Parking: 1
Construction: Frame - Wood	Parking Access:	
Foundation: Concrete Perimeter	Parking Facilities: Garage; Underground	
Exterior: Stone, Wood, Other		
Rain Screen:	R/I Plumbing:	
Type of Roof: Asphalt, Torch-On	Reno Year:	Dist to Public Trans:
Renovations:		Units in Development:
Flooring: Mixed		Locker: Yes
Water Supply: City/Municipal		Possession:
Heat/Fuel: Electric		Title to Land: Freehold Strata
No. of Fireplaces: 1	R/I Fireplaces:	Seller's Interest: Registered Owner
Fireplace Fuel: Electric		Mortgage Info: \$0
Outdoor Area: Balcony(s)		Property Disclosure: Y
Mngmt Co: First Service Residential		Bylaw Restrictions: Pets Allowed w/Rest., Rentals Allowed w/Restrictions
Mngmt Ph: 604-683-8900	Maint Fee: \$293.21	

Maint Charge Incl: Garbage Pickup, Hot Water, Management, Snow removal

Legal: PL EPS458 LT 25 DL 391 LD 36 ENTITLEMENT OF THE **TR 04-08-14**
 Amenities: Elevator, Storage
 Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW, Drapes/Window Coverings, Garage Door Opener, Security System
 Site Influences: Central Location, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Bedroom	8'11 X 13'2						
Main F.	Master Bedroom	9'10 X 12'3						
Main F.	Kitchen	9'5 X 7'9						
Main F.	Living Room	11'3 X 11'9						
Main F.	Den	5'4 X 6'10						
Main F.	Other	4'11 X 4'						

Floor Area (SqFt):	Total # Rooms: 6	Bathrooms
Finished Floor Area Main: 879	Finished Levels: 1	1 4 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Up: 0	Basement Area: None	2 3 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Down: 0		3
Finished Floor Area Bsmt: 0	Bsmt Height:	4
Total Finished Floor Area: 879	Restricted Age:	5
	# Pets / Cats; Dogs:	6
Unfinished Floor Area: 0	# or % Rentals:	7
Grand Total Floor Area: 879		8

Listing Broker(s): Team 3000 Realty Ltd. (Van)

"Showhome" Condition at Century built by McAllister. This large 2 bedroom (adjacent) 879 sq ft 2 bath has been interior decorated with \$3,000 custom window coverings and window screens. Features custom cabinets, granite countertops, tilebacksplash, tastefully chosen light fixtures and upgraded whirlpool appliances. Enjoy the outdoor on your 5.8x17 west side balcony. You are just an elevator away to Starbucks, No Frills, and Shoppers Drugmart. Walking distance to every urban amenity including transportation, schools and shops. A must see!