

BUILDING BROCHURE

BOARDWALK - 8460 JELlicoe BUILDING

8460 Jellicoe St. · Vancouver, BC V5S 4S8 · Fraserview VE



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4 FOR SALE
FROM \$469,900

7 SOLD · 12 MO
\$455,000-\$680,000


12-MO SOLD TREND
-20.6

Unit Mix

1 Bedroom 50 units 685 – 800 sf from \$385,000	2 Bedroom 30 units 784 – 983 sf from \$500,000	3 Bedroom 1 unit 1,387 – 1,387 sf from \$1,051,000
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For Sale in Boardwalk – 8460 Jellicoe Building & Complex

4 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$699,800	2 / 2	929 sf	\$753	205 8430 JELICOE STREET
\$679,900	2 / 2	960 sf	\$708	312 8450 JELICOE STREET
\$509,000	1 / 1	781 sf	\$652	109 8460 JELICOE STREET
\$469,900	1 / 1	695 sf	\$676	3 8420 JELICOE STREET

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$535,000	2 / 2ba	898 sf	\$596	2026-05-20
\$585,000	1 / 1ba	702 sf	\$833	2026-04-27
\$500,000	2 / 2ba	896 sf	\$558	2026-03-06
\$455,000	1 / 1ba	723 sf	\$629	2026-03-04

Value & Financing

Price Positioning

\$697 /sq ft

Active listings here average **\$697/sf** vs **\$809/sf** across Fraserview VE.

14% below area average

Mortgage Snapshot

\$2,250 /mo

Entry price (from)	\$469,900
20% down payment	\$93,980
Rate / amortization	5.24% · 25 yr

Estimate only — not a lending offer. Rate illustrative; confirm with your mortgage advisor.

YEAR BUILT 1995	LEVELS 4	SUITES 184	CONSTRUCTION Frame - Wood
EXTERIOR Stucco	TITLE TO LAND Freehold Strata	STRATA PLAN LMS1685	MANAGEMENT Dwell Property Management

Overview

Boardwalk - 8460 Jellicoe Street, Vancouver, BC V5S 4S8, Strata Plan No. LMS1685, 4 levels, 184 units, built 1995 - located at the corner of Jellicoe Street and Kent Avenue in Fraserview community of Vancouver. Boardwalk consists of four 4-storey buildings at 8420, 8430, 8450 and 8460 Jellicoe Street in the River District neighborhood of Southeast Vancouver. This modern 4-storey complex contains 184 spacious suites, GYM, workshop, guest suite, and a private inner courtyard with a spectacular water feature just for residents.

Boardwalk features West coast architecture with heavy timber and distinctive glass accents. The suites contain luxury carpets, cozy gas fireplaces, large windows, white appliances, full-wrap around laminate counters, in-suite laundry, easy care vinyl flooring and spacious balconies. The building is also fully rainscreened with new roof done in 2009.

Next to Boardwalk is Riverfront Park, which spans over 14 acres and includes a playground, pier, boardwalk, sandy beach, basketball court, tennis courts, and picnic areas. Boardwalk is centrally located providing Frasersview Golf Course, shopping, restaurants and all services along SE Marine, and Canada Line on Cambie, Metrotown, Richmond Center, Oakridge Mall, and Champlain Mall are also just minutes away. Boardwalk is well managed by Baywest 604-257-0325. 2 pets permitted, cats ok, dogs ok. No size restrictions. 10 rentals permitted, 12 currently rented.

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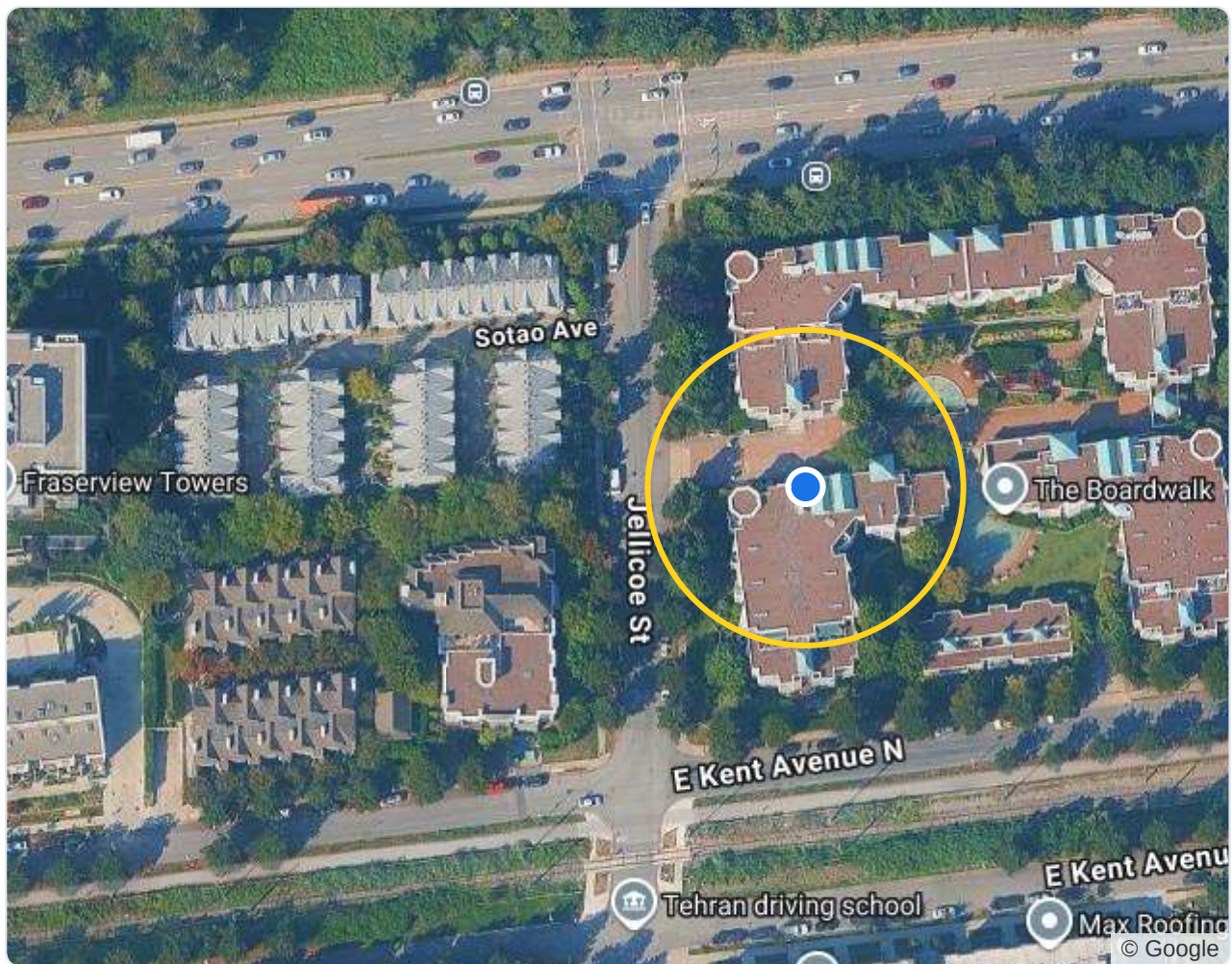
Amenities & Features

- ✓ Club House
- ✓ Recreation Center
- ✓ Exercise Centre
- ✓ Storage

Maintenance Fees Include

- ✓ Caretaker
- ✓ Gardening
- ✓ Hot Water
- ✓ Recreation Facility
- ✓ Garbage Pickup
- ✓ Gas
- ✓ Management

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

604 671 7000 · les@6717000.com · bccondos.net



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