

BUILDING BROCHURE

LIGHTHOUSE TERRACE - 8581 JELlicoe BUILDING

8581 Jellicoe St. · Vancouver, BC V5S 4T5 · Fraserview VE



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3 FOR SALE
FROM \$850,000

2 SOLD · 12 MO
\$900,000–\$937,500



Unit Mix

2 Bedroom

3 units
1,159 – 1,202 sf
from \$850,000

3 Bedroom

21 units
1,266 – 1,626 sf
from \$752,000

For Sale in Lighthouse Terrace – 8581 Jellicoe Building & Complex

3 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$1,148,000	2 / 3	1159 sf	\$991	1 8581 JELICOE STREET
\$999,000	3 / 3	1427 sf	\$700	8529 JELICOE STREET
\$850,000	3 / 3	1316 sf	\$646	2836 E KENT AVENUE SOUTH

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$900,000	3 / 3ba	1493 sf	\$603	2026-04-23
\$937,500	3 / 3ba	1418 sf	\$661	2025-12-28
\$1,160,000	3 / 3ba	1449 sf	\$801	2025-04-28
\$1,010,500	3 / 3ba	1308 sf	\$773	2025-01-20

Value & Financing

Price Positioning

\$779 /sq ft

Mortgage Snapshot

\$4,071 /mo

Active listings here average **\$779/sf** vs **\$806/sf** across Fraserview VE.

3% below area average

Entry price (from) **\$850,000**
20% down payment **\$170,000**
Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 1995	LEVELS 3	SUITES 58	CONSTRUCTION Frame - Wood
EXTERIOR Vinyl	TITLE TO LAND Freehold Strata	STRATA PLAN LMS2230	DEVELOPER Seacorp Of Companies
MANAGEMENT Dwell Property Management			

Overview

Lighthouse Terrace - 8581 Jellicoe Street, Vancouver, BC V5S 4T5, Strata Plan No. LMS2230, 58 townhomes, built 1995 - located at the Kent Avenue and Jellicoe Street in the Fraser Lands of Southeast Vancouver. With attractive New England-style architecture with cedar shake roof, Lighthouse Terrace stands a part, a picturesque townhome community that combines a magnificent riverfront setting, superb central location and the charm of a small coastal village. Developed by Seacorp of Companies, Lighthouse Terrace consists of two magnificent buildings at 8580 Lighthouse Way and 8581 Jellicoe Street. A total of 58 townhomes feature two and three bedroom units from 1,300 to 1600 square feet.

Features include a cozy fireplace, Heritage style doors, plush trackless carpeting, ceramic tile flooring in kitchens and bathrooms, G.E. appliances, white raised panel cabinets, laminate countertops with ceramic tile backsplash in kitchens and bathrooms, spacious decks or patios, secured underground parking, storage lockers, roughed-in vacuum system, and lush landscaped courtyards.

Lighthouse Terrace is centrally located in southeast Vancouver, fronting the Fraser River and easily accessed from Marine Drive. Lighthouse Terrace is a short bus ride away from the Canada Line SkyTrain route that makes commuting into downtown and getting to the airport fast and efficient. The Champlain Shopping Centre with Starbucks, Extra Foods, Kins Market and many other retails stores is just a short drive up Kerr Street. Also located in the immediate area are Fraserview Public Golf Course, Killarney Community Centre with ice rink and pool, Champlain Heights Community Centre with fitness and racquet courts, as well as many walking and jogging paths. Champlain Heights

Elementary and Killarney Secondary Schools are also nearby. Lighthouse Terrace is managed by Wynford Group 604-261-0285. 2 pets allowed (cats and dogs OK), 8 rentals allowed.

Amenities & Features

- ✓ Bike Room
- ✓ In Suite Laundry
- ✓ Storage

Maintenance Fees Include

- ✓ Caretaker
- ✓ Garbage Pickup
- ✓ Gardening
- ✓ Management

Location



Les Twarog

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