



Presented by:
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Active Residential Attached
R2171014 **\$185,000** (LP)
 Board: V (SP)
 Apartment/Condo 217 3098 GUILDFORD WAY
 Coquitlam
 North Coquitlam
 V3B 7W8



Sold Date: Frontage (feet): Original Price: **\$185,000**
 Meas. Type: Frontage (metres): Approx. Year Built: **2001**
 Depth / Size (ft.): Bedrooms: **2** Age: **16**
 Lot Area (sq.ft.): **0.00** Bathrooms: **1** Zoning: **MF**
 Flood Plain: **No** Full Baths: **1** Gross Taxes: **\$1,827.29**
 Approval Req?: Half Baths: **0** For Tax Year: **2016**
 Exposure: Maint. Fee: **\$283.37** Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **023-198-206**
 Mgmt. Co's Name: **FIRST SERVICE** Tour:
 Mgmt. Co's Phone: **604-684-6291**
 View: :
 Complex / Subdiv:
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: 1 Storey Construction: Frame - Wood Exterior: Stucco Foundation: Concrete Perimeter Rain Screen: Renovations: Water Supply: City/Municipal Fireplace Fuel: Gas - Natural Fuel/Heating: Hot Water Outdoor Area: Patio(s) Type of Roof: Other	Reno. Year: R.I. Plumbing: R.I. Fireplaces: # of Fireplaces: 1	Total Parking: 1 Covered Parking: 1 Parking Access: Parking: Garage; Underground Locker: Dist. to Public Transit: Units in Development: Title to Land: Freehold Strata Property Disc.: No Fixtures Leased: : Fixtures Rmvd: : Floor Finish:
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Maint Fee Inc: **Gardening, Hot Water, Management, Recreation Facility**
 Legal: **PL LMS2134 LT 37 LD 36 SEC 11 TWP 39**

Amenities: **In Suite Laundry**

Site Influences:
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15' x 12'			x			x
Main	Family Room	10' x 12'			x			x
Main	Kitchen	12' x 9'10"			x			x
Main	Bedroom	11' x 10'4"			x			x
Main	Master Bedroom	11'4" x 11'0"			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 981 Finished Floor (Above): 0 Finished Floor (Below): 0 Finished Floor (Basement): 0 Finished Floor (Total): 981 sq. ft.	# of Rooms: 5 # of Kitchens: 1 # of Levels: 1 Bath: 1 Floor: Main # of Pieces: 3 Ensuite?: No Crawl/Bsmt. Height: Restricted Age: # of Pets: Cats: Dogs: # or % of Rentals Allowed: Bylaw Restrict: Age Restrictions	Outbuildings Barn: Workshop/Shed: Pool: Garage Sz: Door Height:
Unfinished Floor: 0 Grand Total: 981 sq. ft.	Basement: None	

Listing Broker(s): **Park Georgia Realty Ltd.**

Court order sale, 2 bedroom condo, great location steps to La Farge Lake and shopping. This sale is for the HUSBANDS interest ONLY ...the listing price is for half ONLY.



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Active **107 630 CLARKE ROAD** Residential Attached
R2162983 Coquitlam **\$309,900 (LP)**
 Board: V Coquitlam West (SP) **M**
 Apartment/Condo V3J 3X6



Sold Date: Frontage (feet): Original Price: **\$325,500**
 Meas. Type: Frontage (metres): Approx. Year Built: **1969**
 Depth / Size (ft.): Bedrooms: **2** Age: **48**
 Lot Area (sq.ft.): **0.00** Bathrooms: **2** Zoning: **STRATA**
 Flood Plain: Full Baths: **2** Gross Taxes: **\$1,223.43**
 Approval Req?: **No** Half Baths: **0** For Tax Year: **2016**
 Exposure: Maint. Fee: **\$382.29** Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **001-738-445**
 Tour:
 Mgmt. Co's Name: **CENTURY 21**
 Mgmt. Co's Phone: **604-273-1745**
 View: **:**
 Complex / Subdiv: **KING CHARLES COURT**
 Services Connected: **Electricity, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **Corner Unit, End Unit** Total Parking: **2** Covered Parking: **2** Parking Access:
 Construction: **Frame - Wood** Parking: **Garage; Underground**
 Exterior: **Stucco** Locker: **Y**
 Foundation: **Concrete Perimeter** Dist. to Public Transit:
 Rain Screen: R.I. Plumbing: Units in Development:
 Renovations: R.I. Fireplaces: Title to Land: **Freehold Strata** Total Units in Strata: **57**
 Water Supply: **City/Municipal** # of Fireplaces: **0** Property Disc.: **Yes**
 Fireplace Fuel: Fuel/Heating: **Baseboard, Hot Water** Fixtures Leased: **:**
 Outdoor Area: **Patio(s)** Fixtures Rmvd: **:**
 Type of Roof: **Tar & Gravel** Floor Finish: **Hardwood, Mixed**

Maint Fee Inc: **Caretaker, Garbage Pickup, Heat, Hot Water, Management, Snow removal**
 Legal: **PL NWS1302 LT 1 DL 9 LD 36**

Amenities: **Shared Laundry**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16' x 12'			x			x
Main	Kitchen	10' x 7'			x			x
Main	Dining Room	11' x 6'			x			x
Main	Master Bedroom	12' x 11'			x			x
Main	Bedroom	11' x 9'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	910	# of Rooms:	5	# of Kitchens:	1	# of Levels:	1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:						1	Main	4	No	Barn:
Finished Floor (Below):	0	Restricted Age:	19+					2	Main	3	Yes	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:		Cats:	N	Dogs:	N	3				Pool:
Finished Floor (Total):	910 sq. ft.	# or % of Rentals Allowed:	100%	Bylaw Restrict:	Age Restrictions, Pets Not Allowed, Rentals Allowed			4				Garage Sz:
Unfinished Floor:	0	Basement:	None					5				Door Height:
Grand Total:	910 sq. ft.							6				
								7				
								8				

Listing Broker(s): **RE/MAX All Points Realty**

Attention first time buyers or investors! Bright and spacious south facing 2 bedroom ground floor corner unit! Large functional layout, two ample sized bedrooms, living room with sliders out to massive patio! Perfect for BBQ's! Well maintained complex! Building had windows & sliding doors replaced in 2013 plus upgrades to the exterior stucco, decking, exterior drainage and roof. On-site caretaker and low maintenance fees that include heat and hot water. This is a 19+ building with rentals allowed. Two parking stalls and storage locker! Great location! Walk to Burquitlam Plaza and Skytrain. Close to Lougheed Mall, Burnaby Mntn, SFU.



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Active **305 2915 GLEN DRIVE** Residential Attached
R2165169 Coquitlam **\$269,000 (LP)**
 Board: V North Coquitlam (SP) **M**
 Apartment/Condo V3B 7H8



Sold Date: Frontage (feet): Original Price: **\$299,000**
 Meas. Type: Frontage (metres): Approx. Year Built: **1989**
 Depth / Size (ft.): Bedrooms: **1** Age: **28**
 Lot Area (sq.ft.): **0.00** Bathrooms: **1** Zoning: **MF**
 Flood Plain: **No** Full Baths: **1** Gross Taxes: **\$1,245.24**
 Approval Req?: Half Baths: **0** For Tax Year: **2016**
 Exposure: Maint. Fee: **\$278.77** Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **015-699-731**
 Mgmt. Co's Name: **STRATACO** Tour:
 Mgmt. Co's Phone: **604-294-4141**
 View: **No :**
 Complex / Subdiv:
 Services Connected: **Electricity, Sanitary Sewer, Water**

Style of Home: **1 Storey** Total Parking: **1** Covered Parking: **1** Parking Access: **Rear**
 Construction: **Frame - Wood** Parking: **Garage; Underground**
 Exterior: **Wood** Locker:
 Foundation: **Concrete Perimeter** Dist. to Public Transit:
 Rain Screen: Renovations: R.I. Plumbing: Units in Development:
 Renovations: R.I. Fireplaces: Title to Land: **Freehold Strata** Total Units in Strata:
 Water Supply: **City/Municipal** # of Fireplaces: **1** Property Disc.: **No**
 Fireplace Fuel: **Gas - Natural** Fixtures Leased: **No :**
 Fuel/Heating: **Electric** Fixtures Rmvd: **No :**
 Outdoor Area: **Sundeck(s)** Floor Finish:
 Type of Roof: **Other**

Maint Fee Inc: **Garbage Pickup, Gardening, Gas, Management**
 Legal: **PL NWS3179 LT 113 DL 386 LD 36**

Amenities: **In Suite Laundry**

Site Influences:
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15' x 13'4			x			x
Main	Dining Room	13'4 x 8'			x			x
Main	Kitchen	12' x 10'			x			x
Main	Bedroom	14'8 x 11'9			x			x
Main	Den	10'8 x 9'9			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	921	# of Rooms:	5	# of Kitchens:	1	# of Levels:	1	Bath	1	Floor	Main	# of Pieces	3	Ensuite?	No	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:						2								Barn:
Finished Floor (Below):	0	Restricted Age:						3								Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:		Cats:		Dogs:		4								Pool:
Finished Floor (Total):	921 sq. ft.	# or % of Rentals Allowed:		Bylaw Restrict:	Pets Allowed w/Rest., Rentals Allowed			5								Garage Sz:
Unfinished Floor:	0	Basement:	None					6								Door Height:
Grand Total:	921 sq. ft.							7								
								8								

Listing Broker(s): **Park Georgia Realty Ltd.**

Great location, steps to Coquitlam Centre. Building is under construction due to fire expected completion October 2017. Great opportunity to purchase this one bedroom den at a reasonable price. Court Date July 6th @ 651 Carnarvon, NW Court Room 418 @ 9:45am