



Presented by:  
**P.A. 'Doc' Livingston PREC\***

Sutton Grp-West Coast Realty

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**Active**  
**R2181573**  
Board: V  
Apartment/Condo

**1 2444 WILSON AVENUE**

Port Coquitlam  
Central Pt Coquitlam  
V3C 1Z6

Residential Attached

**\$171,600** (LP)   
(SP)



Sold Date:	Frontage (feet):	Original Price: <b>\$171,600</b>
Meas. Type:	Frontage (metres):	Approx. Year Built: <b>1973</b>
Depth / Size (ft.):	Bedrooms: <b>1</b>	Age: <b>44</b>
Lot Area (sq.ft.): <b>0.00</b>	Bathrooms: <b>1</b>	Zoning: <b>MF</b>
Flood Plain: <b>No</b>	Full Baths: <b>1</b>	Gross Taxes: <b>\$509.48</b>
Approval Req?: <b>No</b>	Half Baths: <b>0</b>	For Tax Year: <b>2016</b>
Exposure:	Maint. Fee: <b>\$270.00</b>	Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:		P.I.D.: <b>001-144-693</b>
Mgmt. Co's Name: <b>Associated Property Mgmt</b>		Tour:
Mgmt. Co's Phone: <b>250-712-0025</b>		
View: <b>No :</b>		
Complex / Subdiv: <b>ORCHARD VALLEY</b>		
Services Connected: <b>Electricity, Natural Gas, Sanitary Sewer, Water</b>		

Style of Home: **Other**  
Construction: **Frame - Wood**  
Exterior: **Mixed**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
Water Supply: **City/Municipal**  
Fireplace Fuel:  
Fuel/Heating: **Electric, Natural Gas**  
Outdoor Area: **Patio(s)**  
Type of Roof: **Asphalt, Tar & Gravel**

Reno. Year:  
R.I. Plumbing:  
R.I. Fireplaces:  
# of Fireplaces: **0**

Total Parking: **1** Covered Parking: **1** Parking Access:  
Parking: **Garage; Underground**  
Locker: **Y**  
Dist. to Public Transit: **2 BLKS** Dist. to School Bus: **4-5 BLKS**  
Units in Development: **180** Total Units in Strata: **180**  
Title to Land: **Freehold Strata**  
Property Disc.: **No**  
Fixtures Leased: **No :**  
Fixtures Rmvd: **No :**  
Floor Finish: **Mixed**

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Heat, Hot Water, Management, Recreation Facility, Sewer, Snow removal, Water**  
Legal: **PL NWS155 LT 64 DL 289 LD 36**

Amenities: **Elevator, Pool; Indoor, Sauna/Steam Room, Shared Laundry, Swirlpool/Hot Tub**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**  
Features: **Dishwasher, Drapes/Window Coverings, Fireplace Insert, Range Top, Refrigerator**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	19' x 12'			x			x
Main	Kitchen	7' x 7'			x			x
Main	Dining Room	8' x 7'			x			x
Main	Master Bedroom	14' x 11'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): <b>660</b>	# of Rooms: <b>4</b>	# of Kitchens: <b>1</b>	# of Levels: <b>1</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>0</b>	Crawl/Bsmt. Height:			1	Main	4	No	Barn:
Finished Floor (Below): <b>0</b>	Restricted Age: <b>65+</b>			2				Workshop/Shed:
Finished Floor (Basement): <b>0</b>	# of Pets:	Cats: <b>N</b>	Dogs: <b>N</b>	3				Pool:
Finished Floor (Total): <b>660 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaw Restrict: <b>Pets Not Allowed, Rentals Not Allowed</b>			5				Door Height:
Unfinished Floor: <b>0</b>	Basement: <b>None</b>			6				
Grand Total: <b>660 sq. ft.</b>				7				
				8				

Listing Broker(s): **Dexter Associates Realty**

**COURT ORDER SALE - ATTENTION RENOVATORS AND INVESTORS - FANTASTIC CENTRAL PORT COQUITLAM CONDO Being sold 'AS-IS, WHERE-IS'. This one bedroom/one bath unit is completely ready for ALL your finishing touches - in a well maintained CONVENIENTLY LOCATED strata building. Amazing central location blocks away from ALL the amenities on an outstanding street! The buyer/s should independently verify all listing information.**