



Presented by:  
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**Terminated**  
**R2311986**  
 Board: V  
 Townhouse

**78 2905 NORMAN AVENUE**  
 Coquitlam  
 Ranch Park  
 V3C 4H9

Residential Attached  
**\$554,800** (LP)  
 (SP) **M**



Sold Date: Frontage (feet): Original Price: **\$554,800**  
 Meas. Type: Frontage (metres): Approx. Year Built: **1976**  
 Depth / Size (ft.): Bedrooms: **3** Age: **42**  
 Lot Area (sq.ft.): **0.00** Bathrooms: **1** Zoning: **STRATA**  
 Flood Plain: Full Baths: **1** Gross Taxes: **\$2,007.02**  
 Council Apprv?: **No** Half Baths: **0** For Tax Year: **2017**  
 Exposure: Maint. Fee: **\$220.00** Tax Inc. Utilities?: **No**  
 If new, GST/HST inc?: P.I.D.: **001-472-470**  
 Mgmt. Co's Name: **STRATACO** Tour:  
 Mgmt. Co's Phone: **604-294-4141**  
 View: **Yes: GREENBELT AND MOUNTAINS**  
 Complex / Subdiv: **RANCH PARK**  
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **2 Storey w/Bsmt.**  
 Construction: **Frame - Wood**  
 Exterior: **Mixed**  
 Foundation: **Concrete Perimeter**  
 Rain Screen: **No**  
 Renovations:  
 Water Supply: **City/Municipal**  
 Fireplace Fuel: **None**  
 Fuel/Heating: **Natural Gas**  
 Outdoor Area: **Patio(s) & Deck(s)**  
 Type of Roof: **Asphalt**

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

Total Parking: **2** Covered Parking: **2** Parking Access: **Front**  
 Parking: **Add. Parking Avail.**  
 Locker: **N**  
 Dist. to Public Transit: **1** Dist. to School Bus: **1**  
 Units in Development: **112** Total Units in Strata: **112**  
 Title to Land: **Freehold Strata**  
 Property Disc.: **Yes**  
 Fixtures Leased: **No**  
 Fixtures Rmvd: **No**  
 Floor Finish: **Mixed**

Maint Fee Inc: **Garbage Pickup, Gardening, Management, Snow removal**  
 Legal: **PL NWS622 LT 75 DL 381 LD 36. TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1.**  
 Amenities: **In Suite Laundry, Recreation Center**  
 Site Influences: **Central Location**  
 Features: **CltHwsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17' x 11'			x			x
Main	Dining Room	12' x 7'			x			x
Main	Kitchen	10' x 8'			x			x
Above	Master Bedroom	14' x 11'1			x			x
Above	Bedroom	10' x 9'			x			x
Above	Bedroom	9' x 9'			x			x
Bsmt	Laundry	7' x 6'			x			x
Bsmt	Recreation Ro...	12' x 10'			x			x
					x			
					x			

Finished Floor (Main):	470	# of Rooms: <b>8</b>	# of Kitchens: <b>1</b>	# of Levels: <b>1</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	530	Crawl/Bsmt. Height:			1	Above	4	No	Barn:
Finished Floor (Below):	0	Restricted Age:			2				Workshop/Shed:
Finished Floor (Basement):	0	# of Pets: <b>2</b>	Cats: <b>Yes</b>	Dogs: <b>Yes</b>	3				Pool:
Finished Floor (Total):	1,000 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	470	Bylaws: <b>Pets Allowed, Rentals Allwd w/Restrctns</b>			5				Door Height:
Grand Total:	1,470 sq. ft.	Basement: <b>Unfinished</b>			6				
					7				
					8				

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

**COURT ORDER SALE - FANTASTIC 3 bedroom/ 1 bathroom centrally located townhouse being sold 'AS-IS, WHERE-IS'. This unit is completely ready for ALL your finishing touches - CONVENIENTLY LOCATED strata complex blocks away from all the amenities! Pets and rentals Allowed with restrictions. The Buyer/s should independtly verify all listing information. Difficult to show. Please allow at least 72 hours notice. Please have your Realtor contact listing Realtor for further info.**