



Presented by:
Luis Ayala PREC*
 Sutton Group West Coast Realty
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 Website: www.luisayala.ca



Coquitlam, North Coquitlam Residential Attached
804 1148 HEFFLEY CR, V3B 8A6 **Active**
MLS# V1060775



List Price: \$189,900 Previous Price: \$189,900
 Original Price: \$189,900

Subdiv/Complex: CENTURA

Frontage:	Approx Yr Blt: 1999	PID: 024-282-081
Depth/Size:	Age at List Date: 15	Type: Apartment/Condo
Lot SqFt: 0	Bedrooms: 1	Zoning: MF
Exposure:	Bathrooms: 1	Taxes: \$1,208 (2013)
Stories in Bldg:	Full Baths: 1	If New GST/HST Incl:
Flood Plain: Yes	Half Baths: 0	Tax Incl Utils: No
Meas. Type:		Apprvl Req:
Fixtures Lsd: N		
Fixt Removed: N		
View: Y - MOUNTAINS		

Style of Home: Corner Unit	Total Parking: 1	Covered Parking: 1
Construction: Concrete	Parking Access: Front	
Foundation: Concrete Perimeter	Parking Facilities: Garage; Underground	
Exterior: Concrete		
Rain Screen:	R/I Plumbing:	
Type of Roof: Tar & Gravel	Dist to Public Trans: STEPS	Dist to School/Bus:
Renovations:	Units in Development:	Total Units in Strata: 142
Flooring: Laminate, Mixed	Locker: Yes	
Water Supply: City/Municipal	Possession:	
Heat/Fuel: Baseboard, Electric	Title to Land: Freehold Strata	
No. of Fireplaces: 1	Seller's Interest: Court Ordered Sale	
Fireplace Fuel: Gas - Natural	Mortgage Info: \$0	
Outdoor Area: Balcony(s)	Property Disclosure: N - COURT ORDERED SALE	
Mngmt Co: STRATACO	Bylaw Restrictions: Pets Allowed w/Rest., Rentals Allowed	
Mngmt Ph: 604-294-4141	Maint Fee: \$183.21	

Maint Charge Incl: Hot Water, Management

Legal: PL LMS3694 LT 48 DL 384A LD 36 STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE.

Amenities: Bike Room, Exercise Centre, In Suite Laundry, Sauna/Steam Room

Features Incl:

Site Influences: Central Location, Recreation Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	11' X 11'						
Main F.	Kitchen	11' X 6'						
Main F.	Dining	11' X 7'						
Main F.	Master Bedroom	12' X 10'						

Floor Area (SqFt):	Total # Rooms: 4	Bathrooms
Finished Floor Area Main: 618	Finished Levels: 1	1 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up: 0	Basement Area: None	2
Finished Floor Area Down: 0		3
Finished Floor Area Bsmt: 0	Bsmt Height:	4
Total Finished Floor Area: 618	Restricted Age:	5
	# Pets / Cats; Dogs:	6
Unfinished Floor Area: 0	# or % Rentals:	7
Grand Total Floor Area: 618		8

Listing Broker(s): (1) Macdonald Realty Ltd.(MplRd)

ATTENTION ALL BUYERS! Fantastic, 1 bdrm & 1 bath CORNER unit now available! Located on the quiet side, N/E corner, MOUNTAIN VIEW. Laminate floors, peekaboo kitchen, gas fireplace, fully covered balcony. Access Henderson Mall directly from the lobby. NO RENTAL RESTRICTIONS! If you are investor this will be an easy decision as the Evergreen Line will be only one block away. 1 secure parking stall, 1 locker & in suite laundry. Walking distance to Coquitlam Centre, Douglas College, Pinetree Secondary, Glen Elementary, Lafarge Lake & transit, Club facilities including gym, sauna and meeting rooms



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Coquitlam, Coquitlam West Residential Attached
402 888 GAUTHIER AV, V3K 6Y1 **Active**
MLS# V1060279



List Price:	\$239,000	Previous Price:	
		Original Price:	\$239,000
Subdiv/Complex: LA BRITTANY			
Frontage:		Approx Yr Blt:	1993
Depth/Size:		PID:	018-599-290
Lot SqFt:	0	Type:	Apartment/Condo
Exposure:	W	Zoning:	RM-2
Stories in Bldg:	4	Taxes:	\$1,781 (2013)
Flood Plain:	No	If New GST/HST Incl:	
Meas. Type:		Tax Incl Utils:	No
Fixtures Lsd:	N	Apprvl Req:	
Fixt Removed:	N		
View:	Y - MOUNTAINS		

Style of Home:	Upper Unit, Penthouse	Total Parking:	2	Covered Parking:	2
Construction:	Frame - Wood	Parking Access:	Side		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage Underbuilding, Garage; Underground		
Exterior:	Mixed, Stucco				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Asphalt	Dist to Public Trans:	2	Dist to School/Bus:	0
Renovations:		Units in Development:	45	Total Units in Strata:	45
Flooring:	Mixed, Tile, Vinyl/Linoleum	Locker:	Yes		
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Electric, Mixed, Natural Gas	Title to Land:	Freehold Strata		
No. of Fireplaces:	1	Seller's Interest:	Court Ordered Sale		
Fireplace Fuel:	Gas - Natural	Mortgage Info:			
Outdoor Area:	Balcony(s)				
Mngmt Co:	Southview	Property Disclosure:	Y		
Mngmt Ph:	604-270-8811	Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Allowed w/Restrictions		
Maint Fee:	\$286.11				

Maint Charge Incl: Caretaker, Gardening, Garbage Pickup, Hot Water, Management

Legal: PL LMS1215 LT 40 DL 1 LD 36 THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS

Amenities: None

Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW

Site Influences: Central Location, Recreation Nearby, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Kitchen	9'10 X 9'1						
Main F.	Living Room	13'8 X 12'						
Main F.	Dining	10' X 6'						
Main F.	Master Bedroom	14'3 X 11'2						
Main F.	Bedroom	12' X 9'2						

Floor Area (SqFt):		Total # Rooms:	5	Bathrooms	
Finished Floor Area Main:	900	Finished Levels:	1	1	4 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Up:	0	Basement Area:	None	2	3 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Down:	0			3	
Finished Floor Area Bsmt:	0	Bsmt Height:		4	
Total Finished Floor Area:	900	Restricted Age:		5	
		# Pets / Cats; Dogs:		6	
Unfinished Floor Area:	0	# or % Rentals:	1	7	
Grand Total Floor Area:	900			8	

Listing Broker(s): (1) RE/MAX Central [BbyHst]

900sqft 2bed 2bath Penthouse unit in the La Brittany building. This west facing unit is bright and spacious, and has a great view of the city. Well maintained building, Newer Roof & Boiler (2011), Fence & exterior paint (2010). CONVENIENT LOCATION!! Elementary school at your door step, Walk to bus and a short stroll to Braid skytrain. 3 min drive to Lougheed Mall, Superstore, IKEA, Silver city, restaurants and MANY outlet stores, HWY 1. 10mins to SFU, 20mins to Metrotown. Call now and view this great home!



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Coquitlam, North Coquitlam Residential Attached
421 1185 PACIFIC ST, V3B 7Z2 **Active**
MLS# V1058725



List Price:	\$189,900	Previous Price:	
		Original Price:	\$189,900
Subdiv/Complex:		Approx Yr Blt:	1997
Frontage:		PID:	023-821-353
Depth/Size:		Type:	Apartment/Condo
Lot SqFt:	0	Age at List Date:	17
Exposure:		Bedrooms:	1
Stories in Bldg:	4	Bathrooms:	1
Flood Plain:	No	Full Baths:	1
Meas. Type:		Half Baths:	0
Fixtures Lsd:	N	Taxes:	\$1,404 (2013)
Fixt Removed:	N	If New GST/HST Incl:	
View:	N	Tax Incl Utils:	No
		Apprvl Req:	

Style of Home:	Inside Unit	Total Parking:	1	Covered Parking:	1
Construction:	Frame - Wood	Parking Access:	Side		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Underground		
Exterior:	Stucco				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Other	Dist to Public Trans:		Dist to School/Bus:	
Renovations:		Units in Development:		Total Units in Strata:	
Flooring:	Wall/Wall/Mixed	Locker:	Yes		
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Baseboard	Title to Land:	Freehold Strata		
No. of Fireplaces:	1	Seller's Interest:	Court Ordered Sale		
Fireplace Fuel:	Gas - Natural	Mortgage Info:	\$0		
Outdoor Area:	Sundeck(s)				
Mngmt Co:	PROFILE PROPERTIES	Property Disclosure:	N - COURT ORDER		
Mngmt Ph:	604-464-7548	Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Allowed w/Restrictions		
	Maint Fee: \$149.29				

Maint Charge Incl: Gardening, Gas, Hot Water, Management

Legal: PL LMS2851 LT 54 DL 386 LD 36 STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE.

Amenities: In Suite Laundry, Recreation Center

Features Incl:

Site Influences: Central Location, Recreation Nearby, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	12'6 X 10'8						
Main F.	Dining	10'4 X 8'						
Main F.	Kitchen	9'8 X 7'8						
Main F.	Master Bedroom	11'10 X 10'4						

Floor Area (SqFt):		Total # Rooms:	4	Bathrooms	
Finished Floor Area Main:	640	Finished Levels:	1	1	4 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up:	0	Basement Area:	None	2	
Finished Floor Area Down:	0			3	
Finished Floor Area Bsmt:	0	Bsmt Height:		4	
Total Finished Floor Area:	640	Restricted Age:		5	
		# Pets / Cats; Dogs:		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	640			8	

Listing Broker(s): (1) Park Georgia Realty Ltd.(Coq)

Court order sale,one Owner top floor suite facing court yard, vaulted ceiling in living room and dining room. Skylight in kitchen and bathroom, Crown moldings, gas fireplace, semi ensuite. Located steps to Coquitlam Center. Call for private viewing. Open house Sunday, April 20th, 2-4pm.



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Coquitlam, Burke Mountain Residential Attached
137 1460 SOUTHVIEW ST, V3E 0G6 **Active**
MLS# V1058632



List Price:	\$479,000	Previous Price:	
		Original Price:	\$479,000
Subdiv/Complex: CEDAR CREEK			
Frontage:		Approx Yr Blt:	2011
Depth/Size:		PID:	028-730-208
Lot SqFt:	0	Type:	Townhouse
Exposure:	S	Age at List Date:	3
Stories in Bldg:		Zoning:	RTM-1
Flood Plain:		Bedrooms:	4
Meas. Type:		Bathrooms:	3
Fixtures Lsd:	N	Full Baths:	2
Fixt Removed:	Y - Fixtures not included, as is where is.	Half Baths:	1
View:	Y - MOUNTAINS / VALLEY	Taxes:	\$3,202 (2013)
		If New GST/HST Incl:	
		Tax Incl Utils:	No
		Apprvl Req'd:	

Style of Home:	3 Storey	Total Parking:	2	Covered Parking:	1
Construction:	Frame - Wood	Parking Access:	Front		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Single, Open, Visitor Parking		
Exterior:	Mixed, Stone, Vinyl				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Asphalt	Dist to Public Trans:	1 BLK	Dist to School/Bus:	NEAR
Renovations:		Units in Development:		Total Units in Strata:	
Flooring:	Laminate, Mixed, Tile	Locker:			
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Baseboard, Electric	Title to Land:	Freehold Strata		
No. of Fireplaces:	1	Seller's Interest:	Court Ordered Sale		
Fireplace Fuel:	Electric	Mortgage Info:	\$0		
Outdoor Area:	Balcony(s), Fenced Yard				
Mngmt Co:	RANCHO MANAGEMENT	Property Disclosure:	N - COURT ORDERED SALE		
Mngmt Ph:	604-331-4292	Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Allowed		
	Maint Fee: \$172.42				

Maint Charge Incl: Gardening, Garbage Pickup, Management

Legal: PL BCS4221 LT 30 LD 36 SEC 18 TWP 40 STRATA LOT AS SHOWN ON FORM V.

Amenities: Playground

Features Incl:

Site Influences: Central Location, Private Yard, Recreation Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	11' X 18'						
Main F.	Kitchen	17'7 X 11'						
Main F.	Dining	11' X 11'						
Main F.	Family Room	18' X 14'						
Above	Master Bedroom	13' X 14'6						
Above	Bedroom	10' X 9'						
Above	Bedroom	8'9 X 10'						
Below	Bedroom	12'7 X 18'						

Floor Area (SqFt):		Total # Rooms:	8	Bathrooms	
Finished Floor Area Main:	729	Finished Levels:	3	1	2 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up:	713	Basement Area:	Fully Finished	2	4 Piece; Ensuite: Y; Level: Above
Finished Floor Area Down:	428			3	4 Piece; Ensuite: N; Level: Above
Finished Floor Area Bsmt:	0	Bsmt Height:		4	
Total Finished Floor Area:	1,870	Restricted Age:		5	
		# Pets / Cats; Dogs:		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	1,870			8	

Listing Broker(s): (1) RE/MAX All Points Realty Grp.


Gorgeous 4 bedroom, 4 bathroom townhome in the prestigious Cedar Creek development in Burke Mountain! Over 1,800 sq ft of spacious luxury with a fully fenced, South facing backyard and views from the upper deck. Beautiful open kitchen with granite counters, lots of storage and separate dining area. Bottom level has a large, finished rec room/4th bedroom with full bath that leads directly out to a sunny, private fenced yard. Garage allows for single car plus storage. Located right next to playground, parks, forest & trails.



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Coquitlam, Canyon Springs **MLS# V1057911** Residential Attached
116 2970 PRINCESS CR, V3B 7R5 **Active**



List Price:	\$258,000	Previous Price:	
		Original Price:	\$258,000
Subdiv/Complex: MONTCLAIRE			
Frontage:		Approx Yr Blt:	1994
Depth/Size:		PID:	019-072-571
Lot SqFt:	0	Type:	Apartment/Condo
Exposure:		Zoning:	STRATA
Stories in Bldg:	4	Taxes:	\$1,818 (2013)
Flood Plain:	No	If New GST/HST Incl:	
Meas. Type:		Tax Incl Utils:	No
Fixtures Lsd:	N	Apprvl Req:	No
Fixt Removed:	N		
View:			

Style of Home:	2 Storey	Total Parking:	1	Covered Parking:	1
Construction:	Frame - Wood	Parking Access:	Front		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Underground		
Exterior:	Stucco, Vinyl				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Tar & Gravel	Dist to Public Trans:	1/2 BLK	Dist to School/Bus:	2 BLKS
Renovations:	Partly	Units in Development:	184	Total Units in Strata:	184
Flooring:	Laminate, Tile, Wall/Wall/Mixed	Locker:	Yes		
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Baseboard, Electric, Natural Gas	Title to Land:	Freehold Strata		
No. of Fireplaces:	1	Seller's Interest:	Court Ordered Sale		
Fireplace Fuel:	Gas - Natural	Mortgage Info:	\$0		
Outdoor Area:	Fenced Yard, Patio(s)				
Mngmt Co:	BAYWEST MGMT	Property Disclosure:	N - SELLER NEVER LIVED IN UNIT		
Mngmt Ph:	604-591-6060	Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Allowed		
Maint Fee:	\$368.75				

Maint Charge Incl: Caretaker, Gardening, Gas, Hot Water, Management, Recreation Facility, Other

Legal: STRATA LOT 94 DL 386 LD 36 STRATA PLAN LMS1606

Amenities: Bike Room, In Suite Laundry, Recreation Center, Storage, Swirlpool/Hot Tub

Features Incl:

Site Influences: Central Location, Private Yard, Recreation Nearby, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Kitchen	15' X 8'						
Main F.	Dining	10' X 8'9						
Main F.	Living Room	15' X 12'						
Main F.	Laundry	6' X 4'						
Above	Master Bedroom	14'8 X 12'						
Above	Bedroom	13' X 8'						

Floor Area (SqFt):		Total # Rooms:	6	Bathrooms	
Finished Floor Area Main:	593	Finished Levels:	2	1	3 Piece; Ensuite: N; Level: Above
Finished Floor Area Up:	593	Basement Area:	None	2	5 Piece; Ensuite: Y; Level: Above
Finished Floor Area Down:	0			3	
Finished Floor Area Bsmt:	0	Bsmt Height:		4	
Total Finished Floor Area:	1,185	Restricted Age:		5	
		# Pets / Cats; Dogs:		6	
Unfinished Floor Area:	0	# or % Rentals:	W	7	
Grand Total Floor Area:	1,185			8	

Listing Broker(s): (1) RE/MAX All Points Realty Grp.

Feels like a townhome! Updated 2 level, 2 bedroom unit w/two way entry access. Semi-private fenced garden patio area. Laminate floors throughout main. Corner gas F/P in living room with big windows to patio area. Updated spacious kitchen partly open to living area, granite counters, dark cabinets and tile flooring. Big laundry with extra space + under stair storage. 2 big bedrooms up, walk-in closet in Master + 5 piece ensuite. With a few cosmetic repairs this is a gem. Excellent location near Coquitlam Centre amenities, Rec Centre, Restaurants, Evergreen Line & Douglas College. One parking stall + storage locker.



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Coquitlam, Central Coquitlam **MLS# V1056930** Residential Attached
107 1209 HOWIE AV, V3J 1T9 **Active**



List Price:	\$174,900	Previous Price:	
		Original Price:	\$174,900
Subdiv/Complex: CREEKSIDE MANOR			
Frontage:		Approx Yr Blt:	1983
Depth/Size:		PID:	001-807-412
Lot SqFt:	0	Type:	Apartment/Condo
Exposure:		Age at List Date:	31
Stories in Bldg:		Zoning:	APT
Flood Plain:		Bedrooms:	2
Meas. Type:		Bathrooms:	1
Fixtures Lsd:		Full Baths:	1
Fixt Removed:		Half Baths:	0
View:	N	Taxes:	\$1,317 (2013)
		If New GST/HST Incl:	
		Tax Incl Utils:	No
		Apprvl Req:	

Style of Home:	Ground Level Unit	Total Parking:	1	Covered Parking:	1
Construction:	Frame - Wood	Parking Access:	Front		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Underground, Visitor Parking		
Exterior:	Vinyl				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Other	Dist to Public Trans:	CLOSE	Dist to School/Bus:	CLOSE
Renovations:		Units in Development:		Total Units in Strata:	
Flooring:		Locker:	Yes		
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Baseboard, Hot Water	Title to Land:	Freehold Strata		
No. of Fireplaces:	0	Seller's Interest:	Court Ordered Sale		
Fireplace Fuel:		Mortgage Info:	\$0		
Outdoor Area:	Patio(s)				
Mngmt Co:	CENTURY 21	Property Disclosure:	N - FORECLOSURE - AS IS WHERE IS		
Mngmt Ph:	604-273-1745	Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Allowed w/Restrictions		
		Maint Fee:	\$344.83		

Maint Charge Incl: Caretaker, Gardening, Garbage Pickup, Hot Water, Management

Legal: PL NWS1437 LT 3 DL 356 LD 36 THE STRATA LOT AS SHOWN ON FORM 1 OR V

Amenities: Elevator, Wheelchair Access

Features Incl:

Site Influences: Central Location, Golf Course Nearby, Recreation Nearby, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	13' X 11'						
Main F.	Kitchen	9' X 9'						
Main F.	Dining	11' X 7'						
Main F.	Master Bedroom	10' X 9'						
Main F.	Bedroom	9' X 9'						

Floor Area (SqFt):		Total # Rooms:	5	Bathrooms	
Finished Floor Area Main:	758	Finished Levels:	1	1	4 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up:	0	Basement Area:	None	2	
Finished Floor Area Down:	0			3	
Finished Floor Area Bsmt:	0	Bsmt Height:		4	
Total Finished Floor Area:	758	Restricted Age:		5	
		# Pets / Cats; Dogs: 1 / Cats: Yes; Dogs: Yes		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	758			8	

Listing Broker(s): (1) RE/MAX Sabre Realty Group, (2) RE/MAX Sabre Realty Group

Creekside Manor. GROUND floor 2 bedroom and bath suite. Spacious living & dining room area, crown moulding, neutral colours and laminate flooring throughout. White kitchen with tile backsplash, double sinks & tile flooring. 4 pce main bath with glassed in shower/tub. Private patio. Well maintained building with newer roof. Wheelchair access. Great location within walking distance to shopping, transit and schools, including Como Lake Middle School, Centennial High School & Poirier Sport & Leisure Complex. Pets & rental OK, with restrictions. 2 parking stalls & 1 storage locker.



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Coquitlam, Maillardville Residential Attached
219 99 BEGIN ST, V3K 6R5 **Active**
MLS# V1056614



List Price:	\$179,900	Previous Price:	
		Original Price:	\$179,900
Subdiv/Complex: LE CHATEAU			
Frontage:		Approx Yr Blt:	1989
Depth/Size:		PID:	014-557-681
Lot SqFt:	0	Type:	Apartment/Condo
Exposure:		Age at List Date:	25
Stories in Bldg:	4	Zoning:	STRATA
Flood Plain:	Yes	Bedrooms:	2
Meas. Type:		Bathrooms:	2
Fixtures Lsd:	N	Full Baths:	1
Fixt Removed:	Y - APPLIANCES	Half Baths:	1
View:	N	Taxes:	\$1,418 (2013)
		If New GST/HST Incl:	
		Tax Incl Utils:	No
		Apprvl Req'd:	No

Style of Home:	Inside Unit, Upper Unit	Total Parking:	1	Covered Parking:	1
Construction:	Frame - Wood	Parking Access:	Front		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Underground, Visitor Parking		
Exterior:	Mixed				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Other	Dist to Public Trans:	1	Dist to School/Bus:	3
Renovations:	Partly	Units in Development:	75	Total Units in Strata:	75
Flooring:	Laminate, Tile, Wall/Wall/Mixed	Locker:			
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Baseboard, Electric	Title to Land:	Freehold Strata		
No. of Fireplaces:	1	Seller's Interest:	Court Ordered Sale		
Fireplace Fuel:	Gas - Natural	Mortgage Info:	\$0		
Outdoor Area:	Balcony(s)				
Mngmt Co:	PACIFIC QUORUM	Property Disclosure:	N - SOLD "AS IS WHERE IS"		
Mngmt Ph:	604-685-3828	Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Allowed w/Restrictions		
	Maint Fee: \$1.00				

Maint Charge Incl: Gardening, Garbage Pickup, Gas, Hot Water, Management, Snow removal

Legal: STRATA LOT 44 OF DIST LOT 46 AND 48 GROUP 1 NEW WEST DIST STRATA PLAN NW3031 TOGETHER WITH AN INT

Amenities: Elevator, In Suite Laundry, Playground, Wheelchair Access

Features Incl:

Site Influences: Central Location, Cul-de-Sac, Private Setting, Recreation Nearby, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	12' X 11'						
Main F.	Dining	11' X 8'						
Main F.	Kitchen	8' X 7'						
Main F.	Master Bedroom	16' X 11'						
Main F.	Bedroom	16' X 9'						
Main F.	Laundry	4' X 3'						
Main F.	Walk-In Closet	7' X 5'						

Floor Area (SqFt):		Total # Rooms:	7	Bathrooms	
Finished Floor Area Main:	969	Finished Levels:	1	1	2 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up:	0	Basement Area:	None	2	4 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Down:	0			3	
Finished Floor Area Bsmt:	0	Bsmt Height:		4	
Total Finished Floor Area:	969	Restricted Age:		5	
		# Pets / Cats; Dogs:		6	
Unfinished Floor Area:	0	# or % Rentals:	E	7	
Grand Total Floor Area:	969			8	

Listing Broker(s): (1) Royal LePage West R.E.S.

WOW!! What a great opportunity to buy now and see appreciation once the building repair is completed. Priced below assess value! Do no miss out. This apartment features updated; dark laminate floors throughout the whole unit, tile floor and backsplash in the kitchen, tile floors in the baths, updated paint, plus more. you will love the large bedrooms and the huge Master Suite which offers a full walk thru closet, separate ensuite bath. The location is prime, close to shopping, transit schools and minutes to Braid Street Skytrain station. Also in the area is the Superstore, Silver City Theaters, and all levels of restaurants and entertainment venues to make your lifestyle a fun one. Hurry and book your showing today.