



Presented by:  
**Luis Ayala PREC\***  
 Sutton Group West Coast Realty  
 Phone: 604-551-4418 Cell: 604-551-4418  
 Email: [layala@sutton.com](mailto:layala@sutton.com)  
 Website: [www.luisayala.ca](http://www.luisayala.ca)



Port Coquitlam, Glenwood PQ Residential Attached  
**# 403 1570 PRAIRIE AV, V3B 1T4** **Active**  
**MLS# V1061858**



List Price:	\$139,000	Previous Price:	
		Original Price:	\$139,000
Subdiv/Complex:			
Frontage:		Approx Yr Blt:	1996
Depth/Size:		PID:	023-068-523
Lot SqFt:	0	Type:	Apartment/Condo
Exposure:		Zoning:	APART
Stories in Bldg:		Taxes:	\$972 (2013)
Flood Plain:		If New GST/HST Incl:	
Meas. Type:		Tax Incl Utils:	
Fixtures Lsd:		Apprvl Req:	
Fixt Removed:			
View:			

Style of Home:	1 Storey	Total Parking:	1	Covered Parking:	1
Construction:	Frame - Wood	Parking Access:			
Foundation:	Concrete Perimeter	Parking Facilities:	Garage Underbuilding		
Exterior:	Stucco				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Fibreglass	Dist to Public Trans:		Dist to School/Bus:	
Renovations:		Units in Development:		Total Units in Strata:	
Flooring:		Locker:			
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Natural Gas, 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:	STRATA CO	Property Disclosure:	N - AS IS WHERE IS CONDITION		
Mngmt Ph:		Bylaw Restrictions:	Rentals Allowed w/Restrictions		
		Maint Fee:	\$195.00		

Maint Charge Incl: Caretaker, Gas, Management

Legal: PL LMS1952 LT 38 DL 466 LD 36 STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE.

Amenities: In Suite Laundry

Features Incl:

Site Influences:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	21' X 10'						
Main F.	Dining	11' X 7'						
Main F.	Kitchen	10' X 6'						
Main F.	Bedroom	11' X 10'						

<b>Floor Area (SqFt):</b>		<b>Total # Rooms:</b>	4	<b>Bathrooms</b>	
Finished Floor Area Main:	697	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:	697	Restricted Age:		5	
		# Pets / Cats; Dogs:		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	697			8	

Listing Broker(s): (1) J.K. Cooper Realty Ltd.

Unique top floor condo with direct outside access, vaulted ceilings, no adjoining walls, and lots of natural light. Building just had recent updates including the envelope, roof and gutters. The location is close to the north side shops, transit and Mclean Park. Easy to view. Please call for more information.



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Port Coquitlam, Glenwood PQ Residential Attached  
**# 301 1519 GRANT AV, V3B 7S8** **Active**  
**MLS# V1060672**

No Photo Available	List Price:	\$ 137,000	Previous Price:			
			Original Price: \$ 137,000			
	Subdiv/Complex: THE BEACON					
	Frontage:		Approx Yr Blt:	1994	PID:	018-588-336
	Depth/Size:				Type:	Apartment/Condo
	Lot SqFt:	0	Age at List Date:	20	Zoning:	MULTI
	Exposure:		Bedrooms:	1	Taxes:	\$1,015 (2013)
	Stories in Bldg:	4	Bathrooms:	1	If New GST/HST Incl:	
	Flood Plain:		Full Baths:	1	Tax Incl Utils:	No
	Meas. Type:		Half Baths:	0	Apprvl Req:	No
	Fixtures Lsd:					
	Fixt Removed:					
	View:	Y - MOUNTAIN VIEWS				

Style of Home:	Inside Unit	Total Parking:	1	Covered Parking:	1
Construction:	Frame - Wood	Parking Access:			
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Underground		
Exterior:	Other				
Rain Screen:	Full	R/I Plumbing:			
Type of Roof:	Torch-On	Dist to Public Trans:	1 BLK	Dist to School/Bus:	4 BLKS
Renovations:	Partly	Units in Development:	44	Total Units in Strata:	44
Flooring:	Laminate, Wall/Wall/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 / Treat as Clear Title		
Outdoor Area:	Balcony(s)				
Mngmt Co:	PROFILE PROPERTY MANAGEMENT	Property Disclosure:	N - COURT ORDERED LISTING		
Mngmt Ph:	604-464-7548	Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Allowed w/Restrictions		
Maint Fee:	\$159.52				

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

Legal: PL LMS1205 LT 26 DL 466 LD 36 STRATA LOT AS SHOWN ON FORM 1.

Amenities: Bike Room, Elevator, Exercise Centre, In Suite Laundry, Storage, Wheelchair Access

Features Incl:

Site Influences: Central Location, Recreation Nearby, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	13'8 X 12'3						
Main F.	Dining	11' X 8'						
Main F.	Kitchen	10'2 X 7'7						
Main F.	Master Bedroom	12' X 10'8						
Main F.	Laundry	5'5 X 5'3						
Main F.	Walk-In Closet	5'5 X 5'3						

<b>Floor Area (SqFt):</b>		<b>Total # Rooms:</b>	6	<b>Bathrooms</b>	
Finished Floor Area Main:	668	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:	668	Restricted Age:		5	
		# Pets / Cats; Dogs:		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	668			8	

Listing Broker(s): (1) Prudential United Realty

The Beason, a superbly located building. Walk to shops, eateries, and bus service. Quiet location. This building was recently fully rainscreened, which included a new roof and windows. This is a great looking and well-maintained building. The suite is located close to the elevator, no need to carry your groceries down a long hallway! This is a spacious suite and offers a large walk-in closet plus a large laundry room. There is room for a small table in the kitchen as well. Gas fireplace.



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Port Coquitlam, Central Pt Coquitlam  
**# 31 2437 KELLY AV, V3C 1Y3**

**MLS# V1059726**

Residential Attached  
**Active**

List Price:	\$109,900	Previous Price:	
		Original Price:	\$109,900

  

Subdiv/Complex: ORCHARD VALLEY			
Frontage:		Approx Yr Blt:	9999
Depth/Size:		PID:	001-146-416
Lot SqFt:	0	Type:	Apartment/Condo
Exposure:		Age at List Date:	999
Stories in Bldg:	3	Zoning:	RA1
Flood Plain:	No	Bedrooms:	2
Meas. Type:		Bathrooms:	1
Fixtures Lsd:		Full Baths:	1
Fixt Removed:		Half Baths:	0
View:		Taxes:	\$764 (2013)
		If New GST/HST Incl:	
		Tax Incl Utils:	No
		Apprvl Req:	No

Style of Home:	Corner Unit, Upper Unit	Total Parking:	1	Covered Parking:	1
Construction:	Frame - Wood	Parking Access:			
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Underground		
Exterior:	Mixed				
Rain Screen:		R/I Plumbing:	No		
Type of Roof:	Other				
Renovations:		Reno Year:			
Flooring:	Mixed	Dist to Public Trans:	1	Dist to School/Bus:	1
Water Supply:	City/Municipal	Units in Development:	180	Total Units in Strata:	180
Heat/Fuel:	Baseboard, Hot Water	Locker:	No		
No. of Fireplaces:	0	Possession:			
Fireplace Fuel:		Title to Land:	Freehold Strata		
Outdoor Area:	Balcony(s)	Seller's Interest:	Court Ordered Sale		
		Mortgage Info:	\$0		
		Property Disclosure:	N - COURT ORDERED SALE		
Mngmt Co:	CENTURY 21 PRUDENTIAL	Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Not Allowed		
Mngmt Ph:	604-273-1745	Maint Fee:	\$335.19		

Maint Charge Incl: Gardening, Garbage Pickup, Heat, Hot Water, Management, Recreation Facility, Snow removal

Legal: PL NWS155 LT 177 DL 289 LD 36 STRATA LOT AS SHOWN ON FORM 1.

Amenities: Club House, Pool; Indoor, Recreation Center, Shared Laundry

Features Incl:

Site Influences: Central Location, Paved Road, Recreation Nearby, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Dining	8' X 7'						
Main F.	Kitchen	8' X 7'						
Main F.	Living Room	19' X 12'						
Main F.	Storage	6' X 3'						
Main F.	Bedroom	12' X 9'						
Main F.	Master Bedroom	12' X 10'						

<b>Floor Area (SqFt):</b>		<b>Total # Rooms:</b>	6	<b>Bathrooms</b>	
Finished Floor Area Main:	870	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:	870	Restricted Age:		5	
		# Pets / Cats; Dogs:		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	870			8	

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

COURT ORDERED SALE! "As Is Where Is" in Beautiful Orchard Valley Estates! A 2 Bedroom, 1 Bath, top floor unit with a patio that has a great view of the neighborhood. This home needs TLC but at this price you can afford to make it your own! Your heat and hot water are all included in the maintenance fee! Why rent when owning this home will be cheaper, no reason to pay someone else's mortgage and you can decorate as you please. Complex features an indoor pool, rec facility, clubhouse and gated underground parking. Walk to everything: schools, bus, West Coast Express, shopping, restaurants & more. One cat or one dog up to 20 lbs allowed. Sorry, no rentals. Amazing opportunity!



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Port Coquitlam, Central Pt Coquitlam Residential Attached  
**# 306 2488 KELLY AV, V3C 1Y4** **Active**  
**MLS# V1058201**



List Price: \$269,900      Previous Price:      Original Price: \$269,900

Subdiv/Complex:      Approx Yr Blt: 2008      PID: 027-348-911

Frontage:      Type: Apartment/Condo

Depth/Size:      Age at List Date: 6      Zoning: RM4

Lot SqFt: 0      Bedrooms: 2      Taxes: (2013)

Exposure:      Bathrooms: 2      If New GST/HST Incl:

Stories in Bldg:      Full Baths: 2      Tax Incl Utils: No

Flood Plain: No      Half Baths: 0      Apprvl Req:

Meas. Type:      Fixtures Lsd: N

Fixt Removed: N

View:

Style of Home: Upper Unit Construction: Frame - Wood Foundation: Concrete Perimeter Exterior: Mixed, Brick, Wood Rain Screen: Type of Roof: Other Renovations: Flooring: Mixed Water Supply: City/Municipal Heat/Fuel: Baseboard, Electric No. of Fireplaces: 1 Fireplace Fuel: Electric Outdoor Area: Balcony(s)	R/I Plumbing: Reno Year: R/I Fireplaces:	Total Parking: 1 Parking Access: Front Parking Facilities: Garage; Single Dist to Public Trans: Units in Development: Locker: Possession: Title to Land: Freehold Strata Seller's Interest: Court Ordered Sale Mortgage Info: Property Disclosure: N - Court Ordered Sale Bylaw Restrictions: Pets Allowed w/Rest., Rentals Allowed w/Restrictions
Mngmt Co: Strataco Mgmt Ltd. Mngmt Ph: 604-294-4141	Maint Fee: \$275.00	Covered Parking: 1

Maint Charge Incl: Gardening, Garbage Pickup, Management, Snow removal

Legal: PL BCS2707 LT 33 DL 174 LD 36 THE STRATA LOT AS SHOWN ON FORM V.

Amenities: Elevator, In Suite Laundry, Wheelchair Access

Features Incl: Smoke Alarm

Site Influences:

<u>Floor</u>	<u>Type</u>	<u>Dimensions</u>	<u>Floor</u>	<u>Type</u>	<u>Dimensions</u>	<u>Floor</u>	<u>Type</u>	<u>Dimensions</u>
Main F.	Living Room	12' X 12'						
Main F.	Dining	9' X 8'						
Main F.	Kitchen	7'5 X 6'						
Main F.	Master Bedroom	12'5 X 12'						
Main F.	Bedroom	11' X 9'4						

<b>Floor Area (SqFt):</b>		Total # Rooms: 5	<b>Bathrooms</b>
Finished Floor Area Main:	930	Finished Levels: 1	1 5 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:	930	Restricted Age:	5
		# Pets / Cats; Dogs:	6
Unfinished Floor Area:	0	# or % Rentals:	7
Grand Total Floor Area:	930		8

Listing Broker(s): (1) RE/MAX Crest Realty

Symphony at Gates Park located close to shopping, park, trails, tennis courts, restaurants and more. 9 ft. ceilings, granite countertops, laminate flooring, his/her sinks in master bathroom. South facing for lots of sun.