



Presented by:  
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**Active**  
**R2434669**  
Board: V  
Apartment/Condo

**309 2478 WELCHER AVENUE**

Port Coquitlam  
Central Pt Coquitlam  
V3C 0A6

Residential Attached

**\$384,000** (LP)

(SP)



Sold Date: Frontage (feet): **0.00** Original Price: **\$384,000**  
Meas. Type: **Feet** Frontage (metres): **0.00** Approx. Year Built: **2007**  
Depth / Size (ft.): **0** Bedrooms: **1** Age: **13**  
Lot Area (sq.ft.): **0.00** Bathrooms: **1** Zoning: **STRATA**  
Flood Plain: Full Baths: **1** Gross Taxes: **\$1,412.62**  
Council Apprv?: **No** Half Baths: **0** For Tax Year: **2019**  
Exposure: **South** Maint. Fee: **\$201.76** Tax Inc. Utilities?: **No**  
If new, GST/HST inc?: P.I.D.: **027-509-184**  
Mgmt. Co's Name: **ASCENT RE MGMT CORP** Tour: **Virtual Tour URL**  
Mgmt. Co's Phone: **604-431-1800**  
View: **Yes: TREES IN REAR LANE**  
Complex / Subdiv: **HARMONY**  
Services Connected: **Electricity, Sanitary Sewer, Water**  
Sewer Type: **City/Municipal**

Style of Home: **Inside Unit, Upper Unit**  
Construction: **Frame - Wood**  
Exterior: **Mixed**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
Water Supply: **City/Municipal**  
Fireplace Fuel: **Electric**  
Fuel/Heating: **Baseboard, Electric**  
Outdoor Area: **Balcony(s)**  
Type of Roof: **Other**

Reno. Year:  
R.I. Plumbing:  
  
Metered Water:  
R.I. Fireplaces: **0**  
# of Fireplaces: **1**

Total Parking: **1** Covered Parking: **1** Parking Access: **Rear**  
Parking: **Garage; Underground**  
Locker: **Y**  
Dist. to Public Transit: **IMMEDIATE** Dist. to School Bus: **CLOSE**  
Units in Development: **63** Total Units in Strata: **63**  
Title to Land: **Freehold Strata**  
Property Disc.: **No**  
Fixtures Leased: **:**  
Fixtures Rmvd: **:**  
Floor Finish: **Laminate, Mixed, Tile**

Maint Fee Inc: **Gardening, Management**  
Legal: **STRATA LOT 43 DISTRICT LOT 47 AND 289 GROUP 1 NEW WESTMINSTER DISTRICT BCS2893 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**  
Amenities: **Bike Room, Elevator, In Suite Laundry, Storage**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	6'9 x 4'0			x			x
Main	Kitchen	8'0 x 7'5			x			x
Main	Living Room	13'2 x 11'6			x			x
Main	Dining Room	11'6 x 6'7			x			x
Main	Master Bedroom	10'10 x 9'10			x			x
Main	Laundry	4'10 x 2'4			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	<b>622</b>	# of Rooms: <b>6</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	<b>Main</b>	<b>4</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>0</b>	Restricted Age:			2				Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	# of Pets: <b>1</b>	Cats: <b>Yes</b>	Dogs: <b>Yes</b>	3				Pool:
Finished Floor (Total):	<b>622 sq. ft.</b>	# or % of Rentals Allowed: <b>100%</b>			4				Garage Sz:
		Bylaws: <b>Pets Allowed w/Rest., Rentals Allowed</b>			5				Grg Dr Ht:
Unfinished Floor:	<b>0</b>				6				
Grand Total:	<b>622 sq. ft.</b>	Basement: <b>None</b>			7				
					8				

Listing Broker(s): **Royal LePage West Real Estate Services**

**WOW!!! Built in 2007 with a Prime downtown location a block from all the trendy shops, restaurants, local pub, coffee bars and the new Rec Centre. Location is also great for those who like to walk/jog or bike along the river. Unit offers a view looking at the open cul-de-sac lined with trees with a nice bright sunny southern exposure. Features include laminate floors in the formal area, tile floors in bathroom. The kitchen features tile floors, granite counter tops with breakfast bar, 2 color cabinets, tile splash. Living room has door to balcony and a fireplace. 1 parking stall and a locker. Nice building with bike storage as well. Rentals allowed, pets allowed w/restrictions.**