



Presented by:  
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**Active**  
**R2311986**

Board: V  
Townhouse

**78 2905 NORMAN AVENUE**

Coquitlam  
Ranch Park  
V3C 4H9

Residential Attached

**\$554,800** (LP)

(SP)



Sold Date:  
Meas. Type:  
Depth / Size (ft.):  
Lot Area (sq.ft.): **0.00**  
Flood Plain:  
Council Apprv?: **No**  
Exposure:  
If new, GST/HST inc?:

Frontage (feet):  
Frontage (metres):  
Bedrooms: **3**  
Bathrooms: **1**  
Full Baths: **1**  
Half Baths: **0**  
Maint. Fee: **\$220.00**

Original Price: **\$554,800**  
Approx. Year Built: **1976**  
Age: **42**  
Zoning: **STRATA**  
Gross Taxes: **\$2,007.02**  
For Tax Year: **2017**  
Tax Inc. Utilities?: **No**  
P.I.D.: **001-472-470**  
Tour:

Mgmt. Co's Name: **STRATACO**  
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**  
Units in Development: **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	12' x 10'			x			x
		x			x			
		x			x			

Finished Floor (Main): <b>470</b>	# of Rooms: <b>8</b>	# of Kitchens: <b>1</b>	# of Levels: <b>1</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>530</b>	Crawl/Bsmt. Height:			1	<b>Above</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>2</b>	Cats: <b>Yes</b>	Dogs: <b>Yes</b>	3				Pool:
Finished Floor (Total): <b>1,000 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaws: <b>Pets Allowed, Rentals Allwd w/Restrctns</b>			5				Door Height:
Unfinished Floor: <b>470</b>				6				
Grand Total: <b>1,470 sq. ft.</b>	Basement: <b>Unfinished</b>			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 independently verify all listing information. Difficult to show. Please allow at least 72 hours notice. Please have your Realtor contact listing Realtor for further info.**