



Presented by:
Luis Ayala PREC*

Metro Edge Realty
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Active
R2379010

Board: V
Apartment/Condo

102 3085 PRIMROSE LANE

Coquitlam
North Coquitlam
V3B 7S3

Residential Attached

\$427,500 (LP)

(SP)



Sold Date: Frontage (feet): **0.00** Original Price: **\$427,500**
Meas. Type: **Feet** Frontage (metres): **0.00** Approx. Year Built: **1996**
Depth / Size (ft.): **0** Bedrooms: **2** Age: **23**
Lot Area (sq.ft.): **0.00** Bathrooms: **2** Zoning: **STRATA**
Flood Plain: Full Baths: **2** Gross Taxes: **\$1,800.17**
Council Apprv?: **No** Half Baths: **0** For Tax Year: **2018**
Exposure: **West** Maint. Fee: **\$1.00** Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **023-457-431**
Mgmt. Co's Name: **STRATA WEST** Tour:
Mgmt. Co's Phone: **604-904-9595**
View: **Yes: CENTRE DRIVEWAY FOUNTAIN**
Complex / Subdiv: **LAKE SIDE TERRACE**
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
Sewer Type: **City/Municipal**

Style of Home: **1 Storey, Inside Unit**
Construction: **Frame - Wood**
Exterior: **Mixed**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
Water Supply: **City/Municipal**
Fireplace Fuel: **Gas - Natural**
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **Balcony(s)**
Type of Roof: **Other**

Reno. Year:
R.I. Plumbing: **No**

Metered Water:
R.I. Fireplaces:
of Fireplaces: **1**

Total Parking: **1** Covered Parking: **1** Parking Access: **Side**
Parking: **Visitor Parking**
Locker: **Y**
Dist. to Public Transit: **1/2 BLOCK** Dist. to School Bus: **1/2 BLOCK**
Units in Development: **540** Total Units in Strata: **540**
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: **:**
Fixtures Rmvd: **: SOLD AS IS WHERE IS AT POSSESS**
Floor Finish: **Laminate, Wall/Wall/Mixed**

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Hot Water, Management, Recreation Facility, Snow removal, Geothermal**
Legal: **STRATA LOT 482 SECTION 11 TOWNSHIP 39 NEW WESTMINSTER DISTRICT PLAN LMS600**

Amenities: **Elevator, Exercise Centre, In Suite Laundry, Pool; Indoor, Storage, Swirlpool/Hot Tub**

Site Influences: **Central Location, Cul-de-Sac, Golf Course Nearby, Recreation Nearby, Shopping Nearby**
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'0 x 11'0			x			x
Main	Dining Room	11'0 x 9'0			x			x
Main	Kitchen	10'0 x 9'0			x			x
Main	Master Bedroom	12'0 x 10'0			x			x
Main	Bedroom	12'0 x 9'0			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	865	# of Rooms: 5	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:			1	Main	3	No	Barn:
Finished Floor (Below):	0	Restricted Age:			2	Main	4	Yes	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total):	865 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	0	Bylaws: Pets Allowed w/Rest., Rentals Allwd w/Restrctns			5				Grg Dr Ht:
Grand Total:	865 sq. ft.	Basement: None			6				
					7				
					8				

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

WOW!! LAKESIDE TERRACE A great location for enjoying Lafarge Lake and all it offers, shopping, restaurants, Evergreen Cultural center, parks with trails for mtn biking and hike, and of course 2 blocks to Skytrain. Unit has a sunny Western exposure overlooking the center driveway with fountain. A Large layout offers cross hall bedrooms, in suite laundry, master bedroom with 2 closets (1 is walk in) and a 4 c. bath, living room with gas fireplace and door to very sunny balcony. Unit is in need of cosmetic updating/repairs. If you are looking for a project to gain sweat equity then here it is.



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Active
R2383263

Board: V
1/2 Duplex

2665 EAGLERIDGE DRIVE

Coquitlam
Eagle Ridge CQ
V3E 1R9

Residential Attached

\$849,000 (LP)

(SP)



Sold Date:
Meas. Type: **Feet**
Depth / Size (ft.):
Lot Area (sq.ft.): **4,500.00**
Flood Plain:
Council Apprv?:
Exposure:
If new, GST/HST inc?:
Mgmt. Co's Name:
Mgmt. Co's Phone:

Frontage (feet):
Frontage (metres):
Bedrooms: **5**
Bathrooms: **3**
Full Baths: **3**
Half Baths: **0**
Maint. Fee: **\$0.00**

Original Price: **\$849,000**
Approx. Year Built: **1980**
Age: **39**
Zoning: **DUPLEX**
Gross Taxes: **\$3,299.11**
For Tax Year: **2018**
Tax Inc. Utilities?: **No**
P.I.D.: **001-818-651**
Tour: **Virtual Tour URL**

View: :
Complex / Subdiv:
Services Connected: **Electricity, Water**
Sewer Type: **Community**

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Mixed**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
Water Supply: **City/Municipal**
Fireplace Fuel: **Electric, Gas - Natural**
Fuel/Heating: **Hot Water**
Outdoor Area: **Patio(s) & Deck(s)**
Type of Roof: **Asphalt**

Reno. Year:
R.I. Plumbing:

Metered Water:
R.I. Fireplaces:
of Fireplaces: **2**

Total Parking: **3** Covered Parking: **1** Parking Access:
Parking: **Garage; Single**
Locker:
Dist. to Public Transit:
Units in Development:
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: :
Fixtures Rmvd: :
Floor Finish: **Mixed**

Maint Fee Inc:
Legal: **STRATA LOT 1, PLAN NWS1497, DISTRICT LOT 238, GROUP 1, NEW WESTMINSTER LAND DISTRICT, & DL 383 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V,**

Amenities: **None**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	24'6 x 12'9	Below	Bedroom	12'4 x 8'10			x
Main	Dining Room	14'3 x 12'9	Below	Bedroom	8'11 x 9'4			x
Main	Kitchen	12'9 x 9'2	Below	Laundry	7'11 x 7'7			x
Main	Eating Area	12'9 x 9'0	Below	Sauna	7'9 x 6'3			x
Main	Master Bedroom	14'4 x 11'4	Below	Foyer	15'2 x 8'1			x
Main	Bedroom	11'8 x 8'11			x			x
Main	Bedroom	12'4 x 8'11			x			x
Below	Living Room	12'6 x 10'6			x			x
Below	Kitchen	12'6 x 13'8			x			x
Below	Dining Room	12'6 x 6'5			x			x

Finished Floor (Main):	1,195	# of Rooms: 15	# of Kitchens: 2	# of Levels: 2	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:			1	Main	3	Yes	Barn:
Finished Floor (Below):	1,528	Restricted Age:			2	Main	4	No	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:	Cats:	Dogs:	3	Below	3	No	Pool:
Finished Floor (Total):	2,723 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	0	Bylaws: No Restrictions			5				Grg Dr Ht:
Grand Total:	2,723 sq. ft.	Basement: Fully Finished			6				
					7				
					8				

Listing Broker(s): **Oakwyn Realty Downtown Ltd.**

Oakwyn Realty Downtown Ltd.

Requires time to show, unit tenanted. 2 level half duplex with 3 bedrooms + 2 bathrooms upstairs and 2 bedrooms + bath + kitchen on the ground floor. Total 2,723 sqft. Large deck overlooking fenced backyard. Convenient location, closed to transportation, schools, shopping, medical center and restaurants. Just steps from Scott Creek Linear Park and Eagle Ridge Park.