



Presented by:
Luis Ayala PREC*

Metro Edge Realty
Phone: 604-551-4418
http://www.luisayala.ca
luisayala@shaw.ca



Active
R2350244
Board: V
Apartment/Condo

206 2334 MARPOLE AVENUE

Port Coquitlam
Central Pt Coquitlam
V3C 2A2

Residential Attached

\$197,000 (LP)

(SP)



Sold Date: Frontage (feet): **0.00** Original Price: **\$214,900**
Meas. Type: **Feet** Frontage (metres): **0.00** Approx. Year Built: **1976**
Depth / Size (ft.): **0** Bedrooms: **1** Age: **43**
Lot Area (sq.ft.): **0.00** Bathrooms: **1** Zoning: **APT**
Flood Plain: Full Baths: **1** Gross Taxes: **\$791.45**
Council Apprv?: **No** Half Baths: **0** For Tax Year: **2019**
Exposure: Maint. Fee: **\$210.00** Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **001-458-132**
Mgmt. Co's Name: **SELF MANAGED** Tour:
Mgmt. Co's Phone:
View: **:**
Complex / Subdiv: **MARPOLE MANOR**
Services Connected: **Electricity, Sanitary Sewer, Water**
Sewer Type: **Sanitation**

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

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

Total Parking: **1** Covered Parking:
Parking: **Garage; Underground** Parking Access: **Lane**
Locker: **N**
Dist. to Public Transit: **1 BLOCK**
Units in Development: **12** Dist. to School Bus: **2 BLOCKS**
Title to Land: **Freehold Strata**
Total Units in Strata: **12**
Property Disc.: **No**
Fixtures Leased: **:**
Fixtures Rmvd: **:**
Floor Finish: **Mixed**

Maint Fee Inc: **Other**
Legal: **STRATA LOT 10 PLAN NWS617 DISTRICT LOT 379 NEW WESTMINSTER LAND DISTRICT**

Amenities: **None**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	10'0 x 11'0			x			x
Main	Kitchen	10'0 x 7'0			x			x
Main	Master Bedroom	12'0 x 10'0			x			x
Main	Dining Room	8'5 x 7'6			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	641	# of Rooms: 4	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:			1	Main	4	No	Barn:
Finished Floor (Below):	0	Restricted Age:			2				Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total):	641 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
		Bylaws: No Restrictions			5				Grg Dr Ht:
Unfinished Floor:	0				6				
Grand Total:	641 sq. ft.	Basement: None			7				
					8				

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

Port Coquitlam Downtown! Ideal for investors or 1st Buyer. Well Priced and a nice size 1 bedroom, 1 bathroom in downtown Port Coquitlam just steps to shops, parks, schools and trans. Good floor plan. Bring your ideas as it needs some TLC and the price reflects that. A good investment for rental as well. Situated above 2 commercial business's facing the street so there is activity for you to enjoy and a really nice view.



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Active
R2359053

Board: V
Apartment/Condo

209 2334 MARPOLE AVENUE

Port Coquitlam
Central Pt Coquitlam
V3C 2A2

Residential Attached

\$265,000 (LP)

(SP)



Sold Date: _____ Frontage (feet): **0.00** Original Price: **\$349,000**
Meas. Type: **Feet** Frontage (metres): **0.00** Approx. Year Built: **1976**
Depth / Size (ft.): **0** Bedrooms: **2** Age: **43**
Lot Area (sq.ft.): **0.00** Bathrooms: **1** Zoning: **APT**
Flood Plain: _____ Full Baths: **1** Gross Taxes: **\$1,044.16**
Council Apprv?: **No** Half Baths: **0** For Tax Year: **2019**
Exposure: _____ Maint. Fee: **\$189.00** Tax Inc. Utilities?: **No**
If new, GST/HST inc?: _____ P.I.D.: **001-458-183**
Mgmt. Co's Name: **SELF MANAGED** Tour: _____
Mgmt. Co's Phone: _____
View: _____
Complex / Subdiv: **MARPOLE MANOR**
Services Connected: **Electricity**
Sewer Type: **Sanitation**

Style of Home: Upper Unit	Total Parking: _____	Covered Parking: _____	Parking Access: Lane
Construction: Frame - Wood	Parking: Garage; Underground		
Exterior: Mixed			Locker: N
Foundation: Concrete Perimeter	Reno. Year: _____	Dist. to Public Transit: 1 BLOCK	Dist. to School Bus: 2 BLOCKS
Rain Screen: _____	R.I. Plumbing: _____	Units in Development: 12	Total Units in Strata: 12
Renovations: _____		Title to Land: Freehold Strata	
Water Supply: City/Municipal	Metered Water: _____	Property Disc.: No	
Fireplace Fuel: _____	R.I. Fireplaces: _____	Fixtures Leased: _____	
Fuel/Heating: Baseboard, Electric	# of Fireplaces: 0	Fixtures Rmvd: _____	
Outdoor Area: Balcony(s)		Floor Finish: Mixed	
Type of Roof: Tar & Gravel			

Maint Fee Inc: **Other**
Legal: **STRATA LOT 12, PLAN NWS617, DISTRICT LOT 379, NEW WESTMINSTER LAND DISTRICT 36**

Amenities: **None**

Site Influences: **Central Location, Paved Road, Recreation Nearby, Shopping Nearby**
Features: _____

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'0 x 11'0			x			x
Main	Kitchen	12'0 x 7'0			x			x
Main	Master Bedroom	18'0 x 10'0			x			x
Main	Dining Room	9'0 x 7'0			x			x
Main	Bedroom	14'0 x 9'0			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 914	# of Rooms: 5	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	Crawl/Bsmt. Height: _____			1	Main	4	No	Barn:
Finished Floor (Below): 0	Restricted Age: _____			2				Workshop/Shed:
Finished Floor (Basement): 0	# of Pets: _____ Cats: _____ Dogs: _____			3				Pool:
Finished Floor (Total): 914 sq. ft.	# or % of Rentals Allowed: _____			4				Garage Sz:
	Bylaws: No Restrictions			5				Grg Dr Ht:
Unfinished Floor: 0				6				
Grand Total: 914 sq. ft.	Basement: None			7				
				8				

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

Court Ordered Sale, Sold AS IS WHERE IS. Port Coquitlam Downtown! Ideal for investors of 1st Buyer. Well Priced and a nice size 2 bedroom, 1 bathroom in downtown Port Coquitlam just steps to shops, parks, schools and transportation. Good floor plan. Bring your ideas as it needs some TLC and the price reflects that. A good investment for rental as well. Situated above 2 commercial business's. Viewings on specific days and times contact your Realtor. NO strata documents.



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Active
R2359971
Board: V
Apartment/Condo

210 2334 MARPOLE AVENUE

Port Coquitlam
Central Pt Coquitlam
V3C 2A2

Residential Attached

\$222,000 (LP)

(SP)



Sold Date:
Meas. Type:
Depth / Size (ft.):
Lot Area (sq.ft.): **0.00**
Flood Plain:
Council Apprv?:
Exposure:
If new, GST/HST inc?:
Mgmt. Co's Name:
Mgmt. Co's Phone:

Frontage (feet):
Frontage (metres):
Bedrooms: **1**
Bathrooms: **1**
Full Baths: **1**
Half Baths: **0**
Maint. Fee: **\$189.00**

Original Price: **\$269,000**
Approx. Year Built: **1976**
Age: **43**
Zoning: **MULTI**
Gross Taxes: **\$568.42**
For Tax Year: **2017**
Tax Inc. Utilities?:
P.I.D.: **001-458-086**
Tour:

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

Style of Home: **Ground Level Unit**
Construction: **Frame - Wood**
Exterior: **Mixed, Stucco**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
Water Supply: **City/Municipal**
Fireplace Fuel:
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Tar & Gravel**

Reno. Year:
R.I. Plumbing:

Metered Water:
R.I. Fireplaces:
of Fireplaces: **0**

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

Maint Fee Inc: **Garbage Pickup**
Legal: **STRATA LOT 8, PLAN NWS617, DISTRICT LOT 379, GROUP 1, NEW WESTMINSTER LAND DISTRICT, 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, AS**

Amenities: **None**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
Features: **Dishwasher, Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	11' x 10'			x			x
Main	Dining Room	9' x 7'6			x			x
Main	Kitchen	10' x 7'			x			x
Main	Master Bedroom	12' x 10'5			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 641	# of Rooms: 4	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	Crawl/Bsmt. Height:			1	Main	4	No	Barn:
Finished Floor (Below): 0	Restricted Age:			2				Workshop/Shed:
Finished Floor (Basement): 0	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total): 641 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaws: No Restrictions			5				Grg Dr Ht:
Unfinished Floor: 0				6				
Grand Total: 641 sq. ft.	Basement: None			7				
				8				

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

1 bedrooms and 1 washroom under 270K in Port Coquitlam downtown area!!! Ideal for investment or move in. Close to shops, parks, schools and transportation. Good floor plan. Presently tenanted. Inside quiet unit. This is opportunities to own your real estate property instead of renting!!! Excellent investment or move in property. Don't miss it.



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Active
R2359972
Board: V
Apartment/Condo

208 2334 MARPOLE AVENUE

Port Coquitlam
Central Pt Coquitlam
V3C 2A2

Residential Attached

\$218,000 (LP)

(SP)



Sold Date:
Meas. Type:
Depth / Size (ft.):
Lot Area (sq.ft.): **0.00**
Flood Plain:
Council Apprv?:
Exposure:
If new, GST/HST inc?:
Mgmt. Co's Name:
Mgmt. Co's Phone:

Frontage (feet):
Frontage (metres):
Bedrooms: **1**
Bathrooms: **1**
Full Baths: **1**
Half Baths: **0**
Maint. Fee: **\$189.00**

Original Price: **\$269,000**
Approx. Year Built: **1976**
Age: **43**
Zoning: **MULTI**
Gross Taxes: **\$548.21**
For Tax Year: **2017**
Tax Inc. Utilities?: **No**
P.I.D.: **001-458-116**
Tour:

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

Style of Home: **Ground Level Unit**
Construction: **Frame - Wood**
Exterior: **Mixed, Stucco**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
Water Supply: **City/Municipal**
Fireplace Fuel:
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Tar & Gravel**

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

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

Maint Fee Inc: **Garbage Pickup**
Legal: **STRATA LOT 9, PLAN NWS617, DISTRICT LOT 379, NEW WESTMINSTER LAND DISTRICT, 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, AS APPROPRIATE**
Amenities: **None**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
Features: **Dishwasher, Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	11' x 10'			x			x
Main	Dining Room	9' x 7'6			x			x
Main	Kitchen	10' x 7'			x			x
Main	Master Bedroom	12' x 10'5			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 641	# of Rooms: 4	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	Crawl/Bsmt. Height:			1	Main	4	No	Barn:
Finished Floor (Below): 0	Restricted Age:			2				Workshop/Shed:
Finished Floor (Basement): 0	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total): 641 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaws: No Restrictions			5				Grg Dr Ht:
Unfinished Floor: 0				6				
Grand Total: 641 sq. ft.	Basement: None			7				
				8				

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

1 bedrooms and 1 washroom under 270K in Port Coquitlam downtown area!!! Ideal for investment or move in. Close to shops, parks, schools and transportation. Good floor plan. Presently tenanted. Inside quiet unit. This is opportunities to own your real estate property instead of renting!!! Excellent investment or move in property. Don't miss it.



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Active
R2367271
Board: V
Apartment/Condo

207 2334 MARPOLE AVENUE

Port Coquitlam
Central Pt Coquitlam
V3C 2A2

Residential Attached

\$258,000 (LP)

(SP)



Sold Date:	Frontage (feet): 0.00	Original Price: \$349,000
Meas. Type: Feet	Frontage (metres): 0.00	Approx. Year Built: 1976
Depth / Size (ft.): 0.00	Bedrooms: 2	Age: 43
Lot Area (sq.ft.): 0.00	Bathrooms: 1	Zoning: APT
Flood Plain:	Full Baths: 1	Gross Taxes: \$750.31
Council Apprv?:	Half Baths: 0	For Tax Year: 2017
Exposure:	Maint. Fee: \$219.00	Tax Inc. Utilities?: No
If new, GST/HST inc?:		P.I.D.: 001-458-159
Mgmt. Co's Name:		Tour:
Mgmt. Co's Phone:		
View:		
Complex / Subdiv:		
Services Connected:	Community, Electricity, Sanitary Sewer, Storm Sewer, Water	
Sewer Type:	Community	

Style of Home: Inside Unit	Total Parking: 1	Covered Parking: 1	Parking Access:
Construction: Frame - Wood	Parking: Garage; Underground, Other		Locker:
Exterior: Mixed, Stucco			Dist. to School Bus:
Foundation: Concrete Perimeter			Total Units in Strata: 12
Rain Screen:	Reno. Year:	Dist. to Public Transit:	
Renovations:	R.I. Plumbing:	Units in Development:	
Water Supply: City/Municipal	Metered Water:	Title to Land: Freehold Strata	
Fireplace Fuel:	R.I. Fireplaces: 0	Property Disc.: No	
Fuel/Heating: Baseboard, Electric	# of Fireplaces: 0	Fixtures Leased: :	
Outdoor Area:		Fixtures Rmvd: :	
Type of Roof: Tar & Gravel		Floor Finish:	

Maint Fee Inc: **Garbage Pickup, Management**
Legal: **STRATA LOT 11, PLAN NWS617, DISTRICT LOT 379, NEW WESTMINSTER LAND DISTRICT, 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, AS APPROPRIATE**
Amenities: **None**

Site Influences: **Adult Oriented, Central Location, Recreation Nearby, Shopping Nearby**
Features: **Dishwasher, Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16'0 x 10'0			x			x
Main	Dining Room	8'0 x 8'0			x			x
Main	Kitchen	9'0 x 8'0			x			x
Main	Master Bedroom	13'9 x 9'0			x			x
Main	Bedroom	11'0 x 9'0			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 914	# of Rooms: 5	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	Crawl/Bsmt. Height:			1	Main	4	No	Barn:
Finished Floor (Below): 0	Restricted Age:			2				Workshop/Shed:
Finished Floor (Basement): 0	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total): 914 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaws: Pets Allowed, Rentals Allowed			5				Grg Dr Ht:
Unfinished Floor: 0				6				
Grand Total: 914 sq. ft.	Basement: None			7				
				8				

Listing Broker(s): **Stonehaus Realty Corp.**

Investors & first time home buyers! Bring your ideas to this well laid out 2 bedroom condo in the heart of POCO. Pets and rentals allowed! Great investment or perfect first home. Close to all amenities, shopping centers, cafes and transit. Opportunity knocks



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Active
R2381537
Board: V
Apartment/Condo

104 2334 MARPOLE AVENUE

Port Coquitlam
Central Pt Coquitlam
V3C 2A2

Residential Attached

\$262,000 (LP)

(SP)



Sold Date:
Meas. Type: **Feet**
Depth / Size (ft.):
Lot Area (sq.ft.): **0.00**
Flood Plain:
Council Apprv?:
Exposure:
If new, GST/HST inc?:
Mgmt. Co's Name:
Mgmt. Co's Phone:

Frontage (feet):
Frontage (metres):
Bedrooms: **2**
Bathrooms: **1**
Full Baths: **1**
Half Baths: **0**
Maint. Fee: **\$235.00**

Original Price: **\$272,000**
Approx. Year Built: **1976**
Age: **43**
Zoning: **MULTI**
Gross Taxes: **\$691.81**
For Tax Year: **2017**
Tax Inc. Utilities?: **No**
P.I.D.: **001-458-078**
Tour:

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

Style of Home: **Ground Level Unit**
Construction: **Frame - Wood**
Exterior: **Mixed, Stucco**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
Water Supply: **City/Municipal**
Fireplace Fuel:
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Tar & Gravel**

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

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

Maint Fee Inc: **Garbage Pickup**
Legal: **STRATA LOT 7, PLAN NWS617, DISTRICT LOT 379, GROUP 1, NEW WESTMINSTER LAND DISTRICT, 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, AS**

Amenities: **None**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
Features: **Dishwasher, Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16' x 10'			x			x
Main	Dining Room	8' x 8'			x			x
Main	Kitchen	9' x 8'			x			x
Main	Master Bedroom	13' x 9'			x			x
Main	Bedroom	11' x 9'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	914	# of Rooms: 5	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:			1	Main	4	No	Barn:
Finished Floor (Below):	0	Restricted Age:			2				Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total):	914 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	0	Bylaws: Pets Allowed w/Rest.			5				Grg Dr Ht:
Grand Total:	914 sq. ft.	Basement: None			6				
					7				
					8				

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

2 bedrooms and 1 washroom under 250K in Port Coquitlam downtown area!!! Ideal for investment or move in. Close to shops, parks, schools and transportation. Good floor plan. Presently tenanted. Inside quiet unit. This is opportunities to own your real estate property instead of renting!!! Excellent investment or move in property. Don't miss it. Tenanted. Rent is \$1490 per month



Presented by:
Luis Ayala PREC*

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http://www.luisayala.ca
luisayala@shaw.ca



Active
R2389672

Board: V
Apartment/Condo

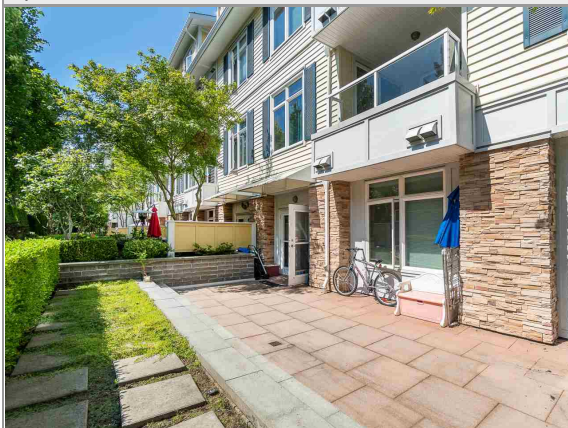
102 2368 MARPOLE AVENUE

Port Coquitlam
Central Pt Coquitlam
V3C 0B4

Residential Attached

\$524,900 (LP)

(SP)



Sold Date: Frontage (feet): Original Price: **\$549,800**
Meas. Type: Frontage (metres): Approx. Year Built: **2008**
Depth / Size (ft.): Bedrooms: **2** Age: **11**
Lot Area (sq.ft.): **0.00** Bathrooms: **2** Zoning: **MUL**
Flood Plain: Full Baths: **2** Gross Taxes: **\$2,268.56**
Council Apprv?: Half Baths: **0** For Tax Year: **2019**
Exposure: Maint. Fee: **\$353.45** Tax Inc. Utilities?:
If new, GST/HST inc?: P.I.D.: **027-643-701**
Mgmt. Co's Name: **HARBOURSIDE PROPERTY MGMT** Tour:
Mgmt. Co's Phone:
View: :
Complex / Subdiv: **River Rock Landing**
Services Connected: **Community, Electricity, Sanitary Sewer, Storm Sewer, Water**
Sewer Type:

Style of Home: **1 Storey**
Construction: **Frame - Wood**
Exterior: **Vinyl**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
Water Supply: **City/Municipal**
Fireplace Fuel: **Electric**
Fuel/Heating: **Electric**
Outdoor Area: **Patio(s)**
Type of Roof: **Fibreglass**

Reno. Year:
R.I. Plumbing:

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

Total Parking: **2** Covered Parking: **2** Parking Access: **Lane**
Parking: **Garage; Underground**
Locker:
Dist. to Public Transit:
Units in Development: **81** Dist. to School Bus:
Title to Land: **Freehold Strata** Total Units in Strata:
Property Disc.: **Yes**
Fixtures Leased: :
Fixtures Rmvd: :
Floor Finish:

Maint Fee Inc: **Caretaker**
Legal: **STRATA LOT 2 DISTRICT LOT 379 GROUP 1 NEW WESTMINSTER DISTRICTSTRATA PLAN BCS30B4 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, Exercise Centre, Guest Suite, Storage, Wheelchair Access**

Site Influences: **Adult Oriented, Lane Access, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Microwave, Smoke Alarm**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	10'5 x 8'1			x			x
Main	Foyer	9'7 x 4'6			x			x
Main	Den	11'5 x 8'1			x			x
Main	Dining Room	8'7 x 8'0			x			x
Main	Living Room	16'3 x 11'11			x			x
Main	Bedroom	13'8 x 9'6			x			x
Main	Master Bedroom	14'1 x 10'11			x			x
Main	Walk-In Closet	7'7 x 5'0			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	1,239	# of Rooms: 8	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:			1	Main	3	Yes	Barn:
Finished Floor (Below):	0	Restricted Age:			2	Main	3	No	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total):	1,239 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	0	Bylaws: Pets Allowed w/Rest., Smoking Restrictions			5				Grg Dr Ht:
Grand Total:	1,239 sq. ft.	Basement: None			6				
					7				
					8				

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

Entertaining at it's finest! Massive 504 Sqft Patio & Garden directly off the living room of this 10-year old Bucci building. Open plan kitchen with 2 bedrooms + large den (3rd bedroom?) and 2 baths and tons of light with the south and west exposures. Large king-sized Master with walk-in closet and private ensuite bathroom. River Rock Landing is in the heart of downtown PoCo with easy access to WC Express, cafes, restaurants, shopping, schools, groceries, new recreation centre + steps to Traboulay PoCo trail & Gates Park tennis courts, kid's playground and dog park. Pets and rentals are ok, two side-by-side parking plus guest suite! Showings by appt