



Presented by:
Nikki Cvitanovic

RE/MAX Select Realty
Phone: 778-926-6464
www.nikkicvit.ca
nikkic@remax.net



Active
R2095821

Board: V
Apartment/Condo

208 545 SYDNEY AVENUE

Coquitlam
Coquitlam West
V3K 3J7

Residential Attached

\$249,900 (LP)

(SP)



Sold Date:	Frontage (feet):	Original Price: \$249,900
Meas. Type: Feet	Frontage (metres):	Approx. Year Built: 1976
Depth / Size (ft.):	Bedrooms: 2	Age: 40
Lot Area (sq.ft.): 0.00	Bathrooms: 1	Zoning: RES
Flood Plain: No	Full Baths: 1	Gross Taxes: \$1,577.52
Approval Req?:	Half Baths: 0	For Tax Year: 2015
Exposure:	Maint. Fee: \$340.00	Tax Inc. Utilities?: No
If new, GST/HST inc?:		P.I.D.: 001-359-959
Mgmt. Co's Name: PACIFIC QUORUM		Tour:
Mgmt. Co's Phone:		
View:		
Complex / Subdiv: THE GABLES		
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		

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

Reno. Year:
R.I. Plumbing:
R.I. Fireplaces:
of Fireplaces: **1**

Total Parking: **1** Covered Parking: **1** Parking Access:
Parking: **Garage; Underground, Visitor Parking**
Locker: **Y**
Dist. to Public Transit:
Units in Development: **36**
Title to Land: **Freehold Strata**
Seller's Interest: **Court Ordered Sale**
Property Disc.: **No**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish:

Maint Fee Inc: **Garbage Pickup, Gardening, Gas, Heat, Hot Water, Management, Recreation Facility**
Legal: **STRATA LT 23 DL 3 GRP 1 NWD STRATA PL NWS470 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1**

Amenities: **Elevator, Garden, Shared Laundry, Storage**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Master Bedroom	16' x 10'			x			x
Main	Bedroom	12' x 9'			x			x
Main	Kitchen	8' x 8'			x			x
Main	Dining Room	10' x 8'			x			x
Main	Living Room	18' x 12'6			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	916	# 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):	916 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	0	Bylaw Restrict: Pets Allowed w/ Rest., Rentals Not Allowed			5				Door Height:
Grand Total:	916 sq. ft.	Basement: None			6				
					7				
					8				

Listing Broker(s): **Royal Pacific Tri-Cities Rlty**

Court Ordered Sale. Great opportunity to own a spacious South facing 916 sf 2 bd condo. this Bosa built building located on quiet cul-de-sac. Shared laundry on each floor (no need for coins). Minutes from Lougheed Mall, transit, SFU. 'Sold as is, where is'. Contact Listing Realtor for a copy of 'Schedule A', which must be signed and form part of all offers.