



Presented by:  
**Rebecca Amiri**  
 Ryal LePage Sussex  
 Phone: (604) 339-5376  
 Email: [rebeccaamiri@gmail.com](mailto:rebeccaamiri@gmail.com)  
 Website: [www.rebeccaamiri.com](http://www.rebeccaamiri.com)



Port Coquitlam, Central Pt Coquitlam **MLS# V1123578** Residential Attached  
**# 102 2285 PITT RIVER RD, V3C 1R7** **Active**



List Price:	\$198,000	Previous Price:	\$218,000
		Original Price:	\$218,000
Subdiv/Complex: SHAUGHNESSY MANOR			
Frontage:		Approx Yr Blt:	1994
Depth/Size:		PID:	018-862-179
Lot SqFt:	0	Type:	Apartment/Condo
Exposure:	SW	Zoning:	RES
Stories in Bldg:	4	Taxes:	\$1,317 (2014)
Flood Plain:		If New GST/HST Incl:	
Meas. Type:		Tax Incl Utils:	
Fixtures Lsd:	N	Apprvl Req:	No
Fixt Removed:	N		
View:	N		

Style of Home:	Ground Level Unit	Total Parking:	Covered Parking:	2
Construction:	Frame - Wood	Parking Access:	Lane	
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Underground	
Exterior:	Stucco			
Rain Screen:	No	R/I Plumbing:	No	
Type of Roof:	Asphalt	Dist to Public Trans:	1 BLOCK	Dist to School/Bus: 1 BLOCK
Renovations:	Completely	Units in Development:		Total Units in Strata: 36
Flooring:	Mixed	Locker:	Yes	
Water Supply:	City/Municipal	Possession:		
Heat/Fuel:	Baseboard, Electric, Natural Gas	Title to Land:	Freehold Strata	
No. of Fireplaces:	1	Seller's Interest:	Registered Owner	
Fireplace Fuel:	Gas - Natural	Mortgage Info:	\$0	
Outdoor Area:	Balcony(s)			
Mngmt Co:	MARTELLO PROPERTY SERVICES	Property Disclosure:	Y	
Mngmt Ph:	604-681-6544	Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Allowed w/Restrictions	
	Maint Fee: \$356.37			

Maint Charge Incl: Gardening, Garbage Pickup, Gas, Hot Water, Management

Legal: PL LMS1528 LT 2 LD 36 DISTRICT LOT 174&289, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY I

Amenities: In Suite Laundry

Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW, Garage Door Opener, Sprinkler - Fire

Site Influences: Central Location, Recreation Nearby, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Kitchen	8' X 13'10"						
Main F.	Living Room	14'2 X 14'						
Main F.	Master Bedroom	14' X 10'3"						
Main F.	Bedroom	11' X 8'7"						
Main F.	Dining	11' X 9'2"						

<b>Floor Area (SqFt):</b>		<b>Total # Rooms:</b>	5	<b>Bathrooms</b>	
Finished Floor Area Main:	955	Finished Levels:	1	1	3 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up:	0	Basement Area:	None	2	4 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Down:	0			3	
Finished Floor Area Bsmt:	0	Bsmt Height:		4	
Total Finished Floor Area:	955	Restricted Age:		5	
		# Pets / Cats; Dogs: / Cats: Yes; Dogs: Yes		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	955			8	

Listing Broker(s): (1) Park Georgia Realty Ltd.(Coq)

Ready to move in New Kitchen + floors, new paint, 2 bdrm, 2 bath, 2 parking 1 storage. Ground floor with a 9' x 25' fenced patio. Close to elementary, middle + high schools, Poco trail, downtown, all in a pet friendly building. Quick possession available. OPEN HOUSE SUNDAY MAY 31ST 2-4PM



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Port Coquitlam, Central Pt Coquitlam  
**# 305 2620 JANE ST, V3C 6J3**

**MLS# V1120818**

Residential Attached  
**Active**



List Price:	\$219,900	Previous Price:	
		Original Price:	\$219,900
Subdiv/Complex: JANE GARDEN			
Frontage:		Approx Yr Blt:	1994
Depth/Size:		PID:	018-714-633
Lot SqFt:	0	Type:	Apartment/Condo
Exposure:		Age at List Date:	21
Stories in Bldg:	4	Zoning:	APT
Flood Plain:		Bedrooms:	2
Meas. Type:		Bathrooms:	2
Fixtures Lsd:	N	Full Baths:	2
Fixt Removed:	N	Half Baths:	0
View:	Y - Facing the greenbelt.		
		Taxes:	\$1,304 (2014)
		If New GST/HST Incl:	
		Tax Incl Utils:	No
		Apprvl Req:	

Style of Home:	1 Storey	Total Parking:	2	Covered Parking:	2
Construction:	Frame - Wood	Parking Access:	Front		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Underground, Visitor Parking		
Exterior:	Stucco				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Asphalt, Other	Dist to Public Trans:		Dist to School/Bus:	
Renovations:		Units in Development:		Total Units in Strata:	40
Flooring:	Tile, Wall/Wall/Mixed	Locker:	Yes		
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Electric	Title to Land:	Freehold Strata		
No. of Fireplaces:	1	Seller's Interest:	Estate Sale		
Fireplace Fuel:	Gas - Natural	Mortgage Info:	\$0		
Outdoor Area:	Balcony(s)				
Mngmt Co:	STRATCO	Property Disclosure:	N - NEVER LIVED IN- EXECUTOR		
Mngmt Ph:	604-294-4141	Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Allowed w/Restrictions		
		Maint Fee:	\$351.80		

Maint Charge Incl: Gardening, Garbage Pickup, Gas, Hot Water, Management, Snow removal

Legal: PL LMS1357 LT 26 DL 379 LD 36  
 Amenities: Elevator, In Suite Laundry, Storage, Wheelchair Access  
 Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW, Drapes/Window Coverings

Site Influences: Central Location, Recreation Nearby, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	12' X 12'						
Main F.	Dining	12' X 8'						
Main F.	Kitchen	10' X 9'						
Main F.	Master Bedroom	18' X 11'						
Main F.	Bedroom	11'6 X 10'						

<b>Floor Area (SqFt):</b>		<b>Total # Rooms:</b>	5	<b>Bathrooms</b>	
Finished Floor Area Main:	1,050	Finished Levels:	1	1	3 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Up:	0	Basement Area:	None	2	4 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Down:	0			3	
Finished Floor Area Bsmt:	0	Bsmt Height:		4	
Total Finished Floor Area:	1,050	Restricted Age:		5	
		# Pets / Cats; Dogs: 2 / Cats: Yes; Dogs: Yes		6	
Unfinished Floor Area:	0	# or % Rentals:	2	7	
Grand Total Floor Area:	1,050			8	

Listing Broker(s): (1) Royal LePage West R.E.S.

Immaculate and spacious 2 bedrm 2 bathrm in popular Jane Garden. Livingrm with gas F/P and access to balcony, dining rm and large kitchen. Both bedrms have carpet, large master bedrm with his/hers closets and 3 piece ensuite bathrm. Storage locker is conveniently located on the same floor. Bonus is 2 parking stalls. Great building with new roof in 2012, hallway carpets, paint and prime location!! Close to downtown Poco with its shopping, restaurants, recreation facilities, parks, walking trails, bus and West Coast Express and Coquitlam Centre.



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Port Coquitlam, Citadel PQ

MLS# V1122044

Residential Attached

# 27 1355 CITADEL DR, V3C 5X6

Active



List Price:	\$389,000	Previous Price:	
		Original Price:	\$389,000
Subdiv/Complex: CITADEL MEWS			
Frontage:		Approx Yr Blt:	1989
Depth/Size:		PID:	014-054-957
Lot SqFt:	0	Type:	Townhouse
Exposure:	E	Age at List Date:	26
Stories in Bldg:		Zoning:	ROW
Flood Plain:		Bedrooms:	3
Meas. Type:		Bathrooms:	3
Fixtures Lsd:		Full Baths:	2
Fixt Removed:		Half Baths:	1
View:	Y - RIVER & MOUNTAINS		
		Taxes:	\$2,354 (2014)
		If New GST/HST Incl:	
		Tax Incl Utils:	No
		Apprvl Req:	

Style of Home:	2 Storey w/Bsmt.	Total Parking:	2	Covered Parking:	2
Construction:	Frame - Wood	Parking Access:	Front		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Double		
Exterior:	Vinyl				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Asphalt				
Renovations:		Reno Year:	1989	Dist to Public Trans:	
Flooring:				Units in Development:	
Water Supply:	Cistern			Locker:	
Heat/Fuel:	Forced Air, Natural Gas			Possession:	
No. of Fireplaces:	1	R/I Fireplaces:		Title to Land:	Freehold Strata
Fireplace Fuel:	Gas - Natural			Seller's Interest:	Court Ordered Sale
Outdoor Area:	Balcony(s); Patio(s) or Deck(s)			Mortgage Info:	\$0
Mngmt Co:	STRATACO	Property Disclosure:	N - COURT ORDERED SALE		
Mngmt Ph:	604-294-4141	Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Not Allowed		
	Maint Fee:	\$231.47			

Maint Charge Incl: Gardening, Management

Legal: PL NWS2943 SL 27 DL 232 GRP 1  
 Amenities: None  
 Features Incl:

Site Influences:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	12' X 23'						
Main F.	Kitchen	10'4 X 11'6						
Main F.	Eating Area	12'6 X 13'6						
Above	Master Bedroom	10'6 X 21'						
Above	Bedroom	8'9 X 11'						
Above	Bedroom	10'5 X 11'9						
Below	Foyer	3'6 X 17'						
Below	Utility	10'6 X 19'						

Floor Area (SqFt):		Total # Rooms:	8	Bathrooms	
Finished Floor Area Main:	729	Finished Levels:	3	1	2 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up:	729	Basement Area:	None	2	4 Piece; Ensuite: N; Level: Above
Finished Floor Area Down:	0			3	4 Piece; Ensuite: Y; Level: Above
Finished Floor Area Bsmt:	0	Bsmt Height:		4	
Total Finished Floor Area:	1,458	Restricted Age:		5	
		# Pets / Cats; Dogs:		6	
Unfinished Floor Area:	418	# or % Rentals:		7	
Grand Total Floor Area:	1,876			8	

Listing Broker(s): (1) RE/MAX Progroup Realty (Del)

COURT ORDERED SALE. Sold 'as is, where is'. Citadel Mews Town Home. 3 levels, 3 bedrooms, 2 1/2 bathroom, 2 car garage with views of the mighty Fraser River and mountains beyond. Renovations, decorations and imagination will be required to bring back the 'sparkle'. The listing Realtor is only representing the seller & all public inquiries must go through their own Realtor.