



Presented by:  
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 Royal LePage Sterling Realty  
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**Active**  
**R2025531**

Board: V  
 Apartment/Condo

# 104 2344 ATKINS AVENUE

Port Coquitlam  
 Central Pt Coquitlam  
 V3C 1Y8

Residential Attached

**\$159,000** (LP)

(SP)



Sold Date:  
 Meas. Type:  
 Depth / Size (ft.):  
 Lot Area (sq.ft.): **0.00**  
 Flood Plain:  
 Approval Req?:  
 Exposure:  
 If new, GST/HST inc?:

Frontage (feet):  
 Frontage (metres):  
 Bedrooms: **2**  
 Bathrooms: **1**  
 Full Baths: **1**  
 Half Baths: **0**  
 Maint. Fee: **\$363.26**

Original Price: **\$169,000**  
 Approx. Year Built: **1989**  
 Age: **27**  
 Zoning: **MF**  
 Gross Taxes: **\$1,103.90**  
 For Tax Year: **2015**  
 Tax Inc. Utilities?: **No**  
 P.I.D.: **010-213-228**

Mgmt. Co's Name: **REMI**  
 Mgmt. Co's Phone: **604-530-9944**  
 View: **No :**  
 Complex / Subdiv: **MISTRAL QUAY**  
 Services Connected: **Electricity, Water**

Style of Home: **Inside Unit, Upper Unit**  
 Construction: **Frame - Wood**  
 Exterior: **Vinyl**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations:  
 Water Supply: **City/Municipal**  
 Fireplace Fuel: **Gas - Natural**  
 Fuel/Heating: **Electric, Natural Gas**  
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**  
 Type of Roof: **Asphalt**

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

Total Parking: **1** Covered Parking: **1**  
 Parking: **Garage Underbuilding**  
 Dist. to Public Transit: **NEAR**  
 Units in Development: **21**  
 Title to Land: **Freehold Strata**  
 Seller's Interest: **Court Ordered Sale**  
 Property Disc.: **No**  
 Fixtures Leased: **No :**  
 Fixtures Rmvd: **:**  
 Floor Finish:

Parking Access: **Front**  
 Locker: **Y**  
 Dist. to School Bus: **NEAR**  
 Total Units in Strata:

Maint Fee Inc: **Caretaker, Management**  
 Legal: **SL 4 DL 289 LD 36 PL NW 2719**

Amenities: **In Suite Laundry**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18'4 x 14'2			x			x
Main	Dining Room	6'6 x 7'7			x			x
Main	Kitchen	7'8 x 9'2			x			x
Main	Bedroom	15'9 x 9'9			x			x
Main	Bedroom	13' x 9'7			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	<b>1,035</b>	# of Rooms: <b>5</b>	# of Kitchens: <b>1</b>	# of Levels: <b>1</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	Crawl/Bsmt. Height:			1	Main	<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>1</b>	Cats: <b>Y</b>	Dogs: <b>N</b>	3				Pool:
Finished Floor (Total):	<b>1,035 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	<b>0</b>	Bylaw Restrict: <b>Pets Allowed w/Rest., Rentals Not Allowed</b>			5				Door Height:
Grand Total:	<b>1,035 sq. ft.</b>	Basement: <b>None</b>			6				
					7				
					8				

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

**TLC PLUS A FEW MINOR REPAIRS IS ALL THAT IS NEEDED HERE! A perfect opportunity to build equity with some updating. If you are NOT happy paying rent (or landlord's mortgage) then check this 2 bdrm, 1 bath North facing home. Centrally located and close to all major shopping. Comes with a huge patio and w/i/c in both bdrms. All measurements are approximate, buyer to verify if important to them. Call Anil for a viewing.**



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**Active**  
**R2037872**

Board: V  
 Apartment/Condo

### 312 2368 MARPOLE AVENUE

Port Coquitlam  
 Central Pt Coquitlam  
 V3C 2A2

Residential Attached

**\$309,900** (LP)

(SP)



Sold Date:	Frontage (feet):	Original Price: <b>\$309,900</b>
Meas. Type:	Frontage (metres):	Approx. Year Built: <b>2007</b>
Depth / Size (ft.):	Bedrooms: <b>2</b>	Age: <b>9</b>
Lot Area (sq.ft.): <b>0.00</b>	Bathrooms: <b>2</b>	Zoning: <b>MF</b>
Flood Plain: <b>No</b>	Full Baths: <b>2</b>	Gross Taxes: <b>\$1,891.35</b>
Approval Req?:	Half Baths: <b>0</b>	For Tax Year: <b>2015</b>
Exposure:	Maint. Fee: <b>\$306.42</b>	Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:		P.I.D.: <b>027-644-197</b>
Mgmt. Co's Name: <b>Harbourside Management</b>		
Mgmt. Co's Phone: <b>778-590-5500</b>		
View: <b>No :</b>		
Complex / Subdiv: <b>RIVER ROCK LANDING</b>		
Services Connected: <b>Community, Electricity</b>		

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

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

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

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Management, Recreation Facility**  
 Legal: **PL BCS3084 LT 51 DL 379 LD 36**

Amenities: **Bike Room, Guest Suite, Recreation Center**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18' x 11'			x			x
Main	Dining Room	8' x 8'			x			x
Main	Kitchen	11' x 8'			x			x
Main	Den	8' x 8'			x			x
Main	Master Bedroom	15' x 11'			x			x
Main	Bedroom	13' x 9'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	<b>1,182</b>	# of Rooms: <b>6</b>	# of Kitchens: <b>1</b>	# of Levels: <b>1</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	Crawl/Bsmt. Height:			1	Main	<b>4</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>0</b>	Restricted Age:			2	Main	<b>4</b>	<b>Yes</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total):	<b>1,182 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
		Bylaw Restrict: <b>Pets Allowed w/Rest., Rentals</b>			5				Door Height:
Unfinished Floor:	<b>0</b>	<b>Allwd w/Restrctns</b>			6				
Grand Total:	<b>1,182 sq. ft.</b>	Basement: <b>None</b>			7				
					8				

Listing Broker(s): **Macdonald Realty Ltd.(MplRd)**

**RARELY AVAILABLE TWO BEDROOM AND DEN SUITE! Bright open concept with 9' ceilings encompasses a large kitchen with breakfast bar, granite counters and shaker style maple cabinets. Dining area and living room with electric fireplace and patio doors lead to a covered deck. Oversize windows in generous sized bedrooms, master with full ensuite (stand up shower) and his and hers sinks. Good size second bedroom and den perfect for your office space, 1 parking stall. The building offers a guest suite and exercise/gym room and is just one block from groceries, banks, restaurants, transit and walking distance to West Coast Express. Priced to reflect that the unit needs some cleaning, paint and general TLC.**