



Presented by:  
**Mylyne Santos PREC\***

Stonehaus Realty Corp.  
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**Active**  
**R2651860**

Board: V  
Apartment/Condo

**318 1000 KING ALBERT AVENUE**

Coquitlam  
Central Coquitlam  
V3J 7A3

Residential Attached

**\$401,700** (LP)

(SP)



Sold Date: If new, GST/HST inc?:  
Meas. Type: Bedrooms: **1**  
Frontage(feet): Bathrooms: **1**  
Frontage(metres): Full Baths: **1**  
Depth / Size (ft.): Half Baths: **0**  
Sq. Footage: **0.00**  
Flood Plain: P.I.D.: **024-742-856**  
View: :  
Complex / Subdiv:  
Services Connctd: **Electricity, Sanitary Sewer, Water**

Original Price: **\$425,000**  
Approx. Year Built: **1969**  
Age: **53**  
Zoning: **RM-2**  
Gross Taxes: **\$1,742.42**  
For Tax Year: **2021**  
Tax Inc. Utilities?:  
Tour:

Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **Corner Unit, Upper Unit**  
Construction: **Frame - Wood**  
Exterior: **Mixed**  
Foundation: **Concrete Perimeter**

Renovations:  
# of Fireplaces: R.I. Fireplaces:  
Fireplace Fuel:  
Fuel/Heating: **Radiant**  
Outdoor Area: **Balcony(s)**  
Type of Roof: **Tar & Gravel**

Reno. Year:  
Rain Screen:  
Metered Water:  
R.I. Plumbing:

Total Parking: **1** Covered Parking: **1** Parking Access: **Rear**  
Parking: **Garage Underbuilding**  
Dist. to Public Transit: **2 blocks** Dist. to School Bus: **2 blocks**  
Title to Land: **Freehold Strata**  
Property Disc.: **Yes**  
Fixtures Leased: **No** :  
Fixtures Rmvd: **No** :  
Floor Finish:

Legal: **STRATA LOT 50, PLAN LMS4117, DISTRICT LOT 356, 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**

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

Site Influences:  
Features: **Dishwasher, Refrigerator, Stove**

Finished Floor (Main): **710**  
Finished Floor (Above): **0**  
Finished Floor (AbvMain2): **0**  
Finished Floor (Below): **0**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **710 sq. ft.**  
Unfinished Floor: **0**  
Grand Total: **710 sq. ft.**

Units in Development: **50**  
Exposure:  
Mgmt. Co's Name: **Associa**  
Maint Fee: **\$352.07**  
Maint Fee Includes: **Caretaker, Garbage Pickup, Gardening, Management, Snow removal**

Tot Units in Strata: Locker: **Yes**  
Storeys in Building:  
Mgmt. Co's #: **604-591-6060**  
Council/Park Apprv?:

Suite: **None**  
Basement: **None**  
Crawl/Bsmt. Ht: # of Levels: **1**  
# of Kitchens: **1** # of Rooms: **4**

Bylaws Restrictions: **Pets Allowed, Rentals Allowed**  
Restricted Age: # of Pets: **2** Cats: **Yes** Dogs: **Yes**  
# or % of Rentals Allowed:  
Short Term(<1yr)Rnt/Lse Alwd?: **No**  
Short Term Lse-Details:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	20' x 12'			x	1	Main	4	No
Main	Kitchen	7' x 6'			x	2			
Main	Dining Room	8' x 7'			x	3			
Main	Bedroom	12' x 10'			x	4			
		x			x	5			
		x			x	6			
		x			x	7			
		x			x	8			

Listing Broker(s): **Oneflatfee.ca**

**Beautiful top floor corner unit with wrap around deck overlooking Blue Mountain park. Spacious unit offers newer kitchen cabinets. Rentals and pets allowed. Great for First time buyers or investors. Comes with a storage locker and 1 underground parking space. Building roof replaced in 2016. Walking distance to Safeway, Rona, Me and Eds pizza, John B Pub. Blue mountain park across the street. Skytrain station at Lougheed mall is a 2 minute drive. Court ordered sale. Open House Sat, Apr 2 1:30-3:30p CANCELLED\*.**