



Presented by:

Micky Kandola

Royal LePage - Wolstencroft

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Active
R2651860
Board: V
Apartment/Condo

318 1000 KING ALBERT AVENUE

Coquitlam
Central Coquitlam
V3J 7A3

Residential Attached

\$391,000 (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: **Armada Estates**
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.**

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

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

Tot Units in Strata: Locker: **Yes**
Storeys in Building:
Mgmt. Co's #: **604-591-6060**
Council/Park Apprv?:
Bylaws Restrictions: **Pets Allowed w/Rest., 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.



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Active
R2667681
 Board: V
 Townhouse

9 3065 DAYANEE SPRINGS BOULEVARD

Coquitlam
 Westwood Plateau
 V3E 0A5

Residential Attached
\$1,049,000 (LP)
 (SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,099,000
Meas. Type:	Bedrooms: 3	Approx. Year Built: 2009
Frontage(feet):	Bathrooms: 3	Age: 13
Frontage(metres):	Full Baths: 2	Zoning: RM-6
Depth / Size (ft.):	Half Baths: 1	Gross Taxes: \$3,300.61
Sq. Footage: 0.00		For Tax Year: 2020
Flood Plain: No	P.I.D.: 027-202-216	Tax Inc. Utilities?: No
View: Yes :TREES		Tour: Virtual Tour URL
Complex / Subdiv: DAYANEE SPRING		
Services Connctd: Electricity, Natural Gas, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **3 Storey**
 Construction: **Frame - Wood**
 Exterior: **Mixed, Wood**
 Foundation: **Concrete Perimeter**

Renovations:
 # of Fireplaces: **1** R.I. Fireplaces:
 Fireplace Fuel: **Electric**
 Fuel/Heating: **Baseboard, Electric, Natural Gas**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard**
 Type of Roof: **Asphalt**

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

Total Parking: **2** Covered Parking: **2** Parking Access: **Front**
 Parking: **Garage; Double, Visitor Parking**
 Dist. to Public Transit: **CLOSE BY** Dist. to School Bus: **CLOSE BY**
 Title to Land: **Freehold Strata**
 Property Disc.: **No**
 Fixtures Leased: **No**
 Fixtures Rmvd: **Yes: AS IS WHERE IS**
 Floor Finish: **Laminate, Mixed**

Legal: **STRATA LOT 9, PLAN BCS2517, SECTION 14, TOWNSHIP 39, 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: **Club House, Exercise Centre, Garden, Guest Suite, Pool; Outdoor, Sauna/Steam Room**

Site Influences: **Lane Access, Paved Road, Private Yard, Recreation Nearby, Shopping Nearby, Treed**
 Features: **Other - See Remarks, Smoke Alarm, Sprinkler - Fire**

Finished Floor (Main): 622	Units in Development:	Tot Units in Strata: 61	Locker: No
Finished Floor (Above): 652	Exposure:	Storeys in Building: 3	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: Gateway	Mgmt. Co's #: 604-635-5025	
Finished Floor (Below): 0	Maint Fee: \$247.50	Council/Park Apprv?: No	
Finished Floor (Basement): 115	Maint Fee Includes: Caretaker, Garbage Pickup, Gardening, Management, Recreation Facility, Sewer, Snow removal		
Finished Floor (Total): 1,389 sq. ft.			
Unfinished Floor: 0			
Grand Total: 1,389 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allowed		
Suite: None	Restricted Age:	# of Pets:	Cats: Dogs:
Basement: None	# or % of Rentals Allowed:		
Crawl/Bsmt. Ht:	Short Term(<1yr)Rnt/Lse Alwd?: No		
# of Kitchens: 1	Short Term Lse-Details:		
# of Levels: 3			
# of Rooms: 9			

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	12'0 x 11'0	Below	Storage	19'0 x 3'7	1	Main	2	No
Main	Dining Room	12'0 x 11'0			x	2	Above	4	Yes
Main	Kitchen	12'6 x 11'6			x	3	Above	4	No
Main	Nook	9'0 x 6'0			x	4			
Above	Master Bedroom	14'9 x 11'6			x	5			
Above	Bedroom	10'9 x 8'0			x	6			
Above	Bedroom	9'8 x 9'2			x	7			
Below	Foyer	5'4 x 5'0			x	8			

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

WHITETAIL LANE by Polygon, rarely available in the much sought-after Dayanee Springs Community! Bright & spacious, south facing, this 3BR/3BA townhome has an open plan with a spacious living room on the main floor plus a powder room. Sliders off kitchen & nook open to a fenced private patio/yard for BBQs & outdoor! Garage is substantial in size & has room for 2 cars & storage. Amenities include a clubhouse, outdoor pool, hot tub, gym, etc. Easy access to T&T Supermarket nearby, Library, walking distance to sky train, town centre park with Lafarge Lake, Pinetree secondary school, and all level schools including Montessori day care. This is a court order sale, sold AS IS WHERE IS. Showing is challenging. Review the video first: <https://streamable.com/5m1t82>