

Presented by:

# Nicky Tu PREC\*

Keller Williams Elite Realty Phone: 604-767-5913

nickyhmtu@gmail.com

KW ELITE REALTY

R2350244
Board: V
Apartment/Condo

**206 2334 MARPOLE AVENUE** 

Port Coquitlam Central Pt Coquitlam V3C 2A2 **\$207,000** (LP)

Tour:

Parking Access: Lane

Total Units in Strata: 12

Dist. to School Bus: 2 BLOCKS

Locker: N

Residential Attached

(SP) M



Sold Date: Original Price: \$214,900 0.00 Frontage (feet): Meas. Type: **Feet** Frontage (metres): 0.00 Approx. Year Built: 1976 Depth / Size (ft.): 0 Bedrooms: Age: 43 1 Lot Area (sq.ft.): 0.00 **APT** Bathrooms: 1 Zoning: Flood Plain: Full Baths: Gross Taxes: \$529.69 1 Council Apprv?: No Half Baths: 0 For Tax Year: 2017 Exposure: Maint. Fee: \$210.00 Tax Inc. Utilities?: No If new, GST/HST inc?: P.I.D.: 001-458-132

Mgmt. Co's Name: SELF MANAGED

Mgmt. Co's Phone:

View:

Complex / Subdiv: MARPOLE MANOR

Services Connected: Electricity, Sanitary Sewer, Water

Sewer Type: Sanitation

Style of Home: **Upper Unit**Construction: **Frame - Wood** 

Exterior: **Mixed** 

Foundation: Concrete Perimeter

Rain Screen: Concrete Per

Renovations:

Water Supply: City/Municipal

Fireplace Fuel:
Fuel/Heating: Baseboard, Electric
Outdoor Area: Balcny(s) Patio(s) E

Outdoor Area: Balcny(s) Patio(s) Dck(s)
Type of Roof: Tar & Gravel

Total Parking: **1** Covered Parking: Parking: **Garage; Underground** 

Dist. to Public Transit: **1 BLOCK** Units in Development: **12** 

Title to Land: Freehold Strata

Property Disc.: No
Fixtures Leased: :
Fixtures Rmvd: :
Floor Finish: Mixed

Maint Fee Inc: Other

Legal: STRATA LOT 10 PLAN NWS617 DISTRICT LOT 379 NEW WESTMINSTER LAND DISTRICT

Reno. Year:

R.I. Plumbing:

Metered Water:

R.I. Fireplaces:

# of Fireplaces: 0

Amenities: None

Site Influences: Central Location, Paved Road, Recreation Nearby, Shopping Nearby

Features:

| Floor        | Туре            | Dime        | nsions    | Floor        | Туре             | Dir            | nensions | Floo  | r Ty        | pe       | Dimensions     |
|--------------|-----------------|-------------|-----------|--------------|------------------|----------------|----------|-------|-------------|----------|----------------|
| Main         | Living Room     | 10'0        | k 11'0    |              |                  |                | x        |       |             |          | x              |
| Main         | Kitchen         | 10'0        | k 7'0     |              |                  |                | X        |       |             |          | x              |
| Main         | Master Bedroor  | m 12'0      | x 10'0    |              |                  |                | X        |       |             |          | x              |
| Main         | Dining Room     | 8'5         | k 7'6     |              |                  |                | X        |       |             |          | x              |
|              |                 | :           | K         |              |                  |                | X        |       |             |          | X              |
|              |                 |             | K         |              |                  |                | X        |       |             |          | X              |
|              |                 | :           | K         |              |                  |                | X        |       |             |          | X              |
|              |                 | :           | K         |              |                  |                | X        |       |             |          | X              |
|              |                 |             | K         |              |                  |                | X        |       |             |          | x              |
|              |                 |             | K         |              |                  |                | X        |       |             |          | X              |
| Finished Flo | oor (Main):     | 641         | # of Roc  | ms: <b>4</b> | # of Kitchens: 1 | # of Levels: 1 | Bath     | Floor | # of Pieces | Ensuite? | Outbuildings   |
|              | oor (Above):    | 0           | Crawl/Bs  | mt. Heigh    | nt:              |                | 1        | Main  | 4           | No       | Barn:          |
| Finished Flo | oor (Below):    | 0           | Restricte | d Age:       |                  |                | 2        |       |             |          | Workshop/Shed: |
| Finished Flo | oor (Basement): | 0           | # of Pets | 5:           | Cats: [          | Dogs:          | 3        |       |             |          | Pool:          |
| Finished Flo | oor (Total):    | 641 sq. ft. | # or % o  | of Rentals   | Allowed:         |                | 4        |       |             |          | Garage Sz:     |
|              |                 |             | Bylaws:   | No Restr     | rictions         |                | 5        |       |             |          | Grg Dr Ht:     |
| Unfinished   | Floor:          | 0           |           |              |                  |                | 6        |       |             |          |                |
| Grand Tota   | al:             | 641 sa. ft. | Basemer   | nt: None     |                  |                | 7        |       |             |          |                |

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

Port Coquitlam Downtown! Ideal for investors or 1st Buyer. Well Priced and a nice size 1 bedroom, 1 bathroom in downtown Port Coquitlamo just steps to shops, parks, schools and trans. Good floor plan. Bring your ideas as it needs some TLC and the price reflects that. A good investment for rental as well. Situated above 2 commercial business's facing the street so there is activity for you to enjoy and a really nice view.

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Presented by:

# Nicky Tu PREC\*

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Residential Attached

\$215,000 (LP)

(SP) M

Board: V
Apartment/Condo

101 2334 MARPOLE AVENUE

Port Coquitlam Central Pt Coquitlam V3C 2A2

**Feet** 

Original Price: \$269,000 0.00 Frontage (feet): Frontage (metres): 0.00 Approx. Year Built: 1976 Bedrooms: Age: 43 1 **APT** Bathrooms: 1 Zoning: Full Baths: Gross Taxes: \$529.00 1 Half Baths: 0 For Tax Year: 2018

Parking Access: Lane

Total Units in Strata: 12

Maint. Fee: **\$210.00** Tax Inc. Utilities?: **No**If new, GST/HST inc?: P.I.D.: **001-458-043** 

Mgmt. Co's Name: SELF MANAGED Tour:

Mgmt. Co's Phone:

Sold Date:

Meas. Type:

Flood Plain:

Depth / Size (ft.): 0

Lot Area (sq.ft.): 0.00

Council Apprv?: No

Exposure: North

View:

Complex / Subdiv: MARPOLE MANOR

Services Connected: **Electricity, Sanitary Sewer, Water** 

Sewer Type: Sanitation

Style of Home: **Upper Unit** Total Parking: **1** Covered Parking:

Construction: Frame - Wood Parking: Garage; Underground

Exterior: Mixed Locker: N
Foundation: Concrete Perimeter Reno. Year: Dist. to Public Transit: 1 BLOCK Dist. to School Bus: 2 BLOCKS

Rain Screen:

R.I. Plumbing:

Units in Development: 12

Renovations:
Water Supply: City/Municipal Metered Water:

Title to Land: Freehold Strata

Fireplace Fuel:

R.I. Fireplaces:

Property Disc.: No

Fuel/Heating: Baseboard, Electric # of Fireplaces: 0 Fixtures Leased: :
Outdoor Area: Balcony(s) Fixtures Rmvd: :

Outdoor Area: Balcony(s) Fixtures Rmvd: :
Type of Roof: Tar & Gravel Floor Finish: Mixed

Maint Fee Inc: Other

Legal: STRATA LOT 5, PLAN NWS617, DISTRICT LOT 379, GROUP 1, NEW WESTMINSTER LAND DISTRICT 36

Amenities: None

Site Influences: Central Location, Paved Road, Recreation Nearby, Shopping Nearby

641 sq. ft. Basement: None

Features:

| Floor        | Туре            | Dime        | nsions    | Floor        | Туре             | Dir            | nensions | Floor | т Ту        | ре       | Dimensions     |
|--------------|-----------------|-------------|-----------|--------------|------------------|----------------|----------|-------|-------------|----------|----------------|
| Main         | Living Room     | 10'0        | x 11'0    |              |                  |                | x        |       |             |          | X              |
| Main         | Kitchen         | 9'0         | x 7'6     |              |                  |                | x        |       |             |          | X              |
| Main         | Master Bedroom  | 12'0 :      | x 10'0    |              |                  |                | X        |       |             |          | X              |
| Main         | Dining Room     | 9'0         | x 7'6     |              |                  |                | X        |       |             |          | x              |
|              |                 | 2           | x         |              |                  |                | X        |       |             |          | X              |
|              |                 | 2           | x         |              |                  |                | X        |       |             |          | x              |
|              |                 | 2           | X         |              |                  |                | X        |       |             |          | X              |
|              |                 | 2           | X         |              |                  |                | X        |       |             |          | X              |
|              |                 | 2           | X         |              |                  |                | X        |       |             |          | X              |
|              |                 |             | X         |              |                  |                | X        |       |             |          | X              |
| Finished Flo | oor (Main):     | 641         | # of Roo  | ms: <b>4</b> | # of Kitchens: 1 | # of Levels: 1 | Bath     | Floor | # of Pieces | Ensuite? | Outbuildings   |
| Finished Flo | oor (Above):    | 0           | Crawl/Bs  | mt. Heigh    | nt:              |                | 1        | Main  | 4           | No       | Barn:          |
| Finished Flo | oor (Below):    | 0           | Restricte | d Age:       |                  |                | 2        |       |             |          | Workshop/Shed: |
| Finished Flo | oor (Basement): | 0_          | # of Pets | S:           | Cats:            | Dogs:          | 3        |       |             |          | Pool:          |
| Finished Flo | oor (Total):    | 641 sq. ft. | # or % c  | of Rentals   | Allowed:         |                | 4        |       |             |          | Garage Sz:     |
|              |                 |             | Bylaws:   | Rentals A    | Allowed          |                | 5        |       |             |          | Grg Dr Ht:     |
| Unfinished   | Floor:          | 0           |           |              |                  |                | 6        |       |             |          |                |

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

Court Ordered Sale, Sold AS IS WHERE IS. Port Coquitlam Downtown! Ideal for investors of 1st Buyer. Well Priced and a nice size 1 bedroom, 1 bathroom in downtown Port Coquitlam just steps to shops, parks, schools and transportation. Good floor plan. Bring your ideas as it needs some TLC and the price reflects that. A good investment for rental as well. Situated above 2 commercial business's facing the street so there is activity for you to enjoy and a really nice view. Self Managed with no strata documents. Viewings on specific days and times contact your Realtor. Accepted Offer \$207,000 Supreme Court of British Columbia Court date July 4,2019

8

Grand Total:



Board: V

Presented by:

# Nicky Tu PREC\*

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nickyhmtu@gmail.com



Residential Attached

(SP) M

2017

Apartment/Condo

**208 2334 MARPOLE AVENUE** 

Port Coquitlam Central Pt Coquitlam V3C 2A2

\$228,000 (LP)

For Tax Year:

Frontage (feet): Original Price: \$269,000 Frontage (metres): Approx. Year Built: 1976 Bedrooms: Age: 43 1 **MULTI** Bathrooms: 1 Zoning: Gross Taxes: \$548.21 Full Baths: 1

Maint. Fee: \$189.00 Tax Inc. Utilities?: No P.I.D.: 001-458-116

Locker:

0

Parking Access: Lane, Rear

Dist. to School Bus:

Total Units in Strata:

Tour:

Complex / Subdiv:

Mgmt. Co's Name:

Mgmt. Co's Phone:

Sold Date:

Meas. Type:

Flood Plain:

Exposure:

View:

Reno. Year:

R.I. Plumbing:

Metered Water:

R.I. Fireplaces:

# of Fireplaces: 0

Council Apprv?:

Depth / Size (ft.):

Lot Area (sq.ft.): 0.00

If new, GST/HST inc?:

Services Connected: Community, Electricity, Natural Gas, Water

Freehold Strata

Parking: Garage; Underground

Covered Parking: 1

Half Baths:

Sewer Type: Community

Total Parking: 1

Title to Land:

Dist. to Public Transit: Units in Development:

Property Disc.: Yes

Fixtures Leased:

Fixtures Rmvd:

Floor Finish:

Style of Home: Ground Level Unit

Construction: Frame - Wood

Exterior: Mixed, Stucco

**Concrete Perimeter** Foundation: Rain Screen:

Renovations:

City/Municipal Water Supply:

Fireplace Fuel: Fuel/Heating:

Baseboard, Electric Balcny(s) Patio(s) Dck(s) Outdoor Area:

Type of Roof: Tar & Gravel

Maint Fee Inc: Garbage Pickup

STRATA LOT 9, PLAN NWS617, DISTRICT LOT 379, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE Legal:

COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE

Amenities:

Site Influences: Central Location, Recreation Nearby, Shopping Nearby

Dishwasher, Refrigerator, Stove Features:

| Floor       | Туре             | Dimensions | Floor        | Туре             | Dime           | nsions | Floor | Ту          | pe       | Dimensions   |
|-------------|------------------|------------|--------------|------------------|----------------|--------|-------|-------------|----------|--------------|
| Main        | Living Room      | 11' x 10'  |              | ,,               | ;              | x      |       | ,           | •        | x            |
| Main        | Dining Room      | 9' x 7'6   |              |                  | ;              | x      |       |             |          | x            |
| Main        | Kitchen          | 10' x 7'   |              |                  | 1              | X      |       |             |          | X            |
| Main        | Master Bedroom   | 12' x 10'5 |              |                  | :              | X      |       |             |          | X            |
|             |                  | X          |              |                  | 1              | X      |       |             |          | x            |
|             |                  | X          |              |                  | 2              | X      |       |             |          | x            |
|             |                  | X          |              |                  | :              | X      |       |             |          | X            |
|             |                  | X          |              |                  | :              | X      |       |             |          | X            |
|             |                  | X          |              |                  | 2              | X      |       |             |          | ×            |
|             |                  | X          |              |                  |                | X      |       |             |          | X            |
| Finished FI | loor (Main): 641 | L # of Roc | ms: <b>4</b> | # of Kitchens: 1 | # of Levels: 1 | Bath   | Floor | # of Pieces | Ensuite? | Outbuildings |

| Finished Floor (Main):     | 641         | # of Rooms: <b>4</b> # of Kitchens: <b>1</b> # of Levels: <b>1</b> | 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):    | 641 sq. ft. | # or % of Rentals Allowed:   | 4    |       |             |          | Garage Sz:     |
|                            |             | Bylaws: No Restrictions  | 5    |       |             |          | Grg Dr Ht:     |
| Unfinished Floor:          | 0           |  | 6    |       |             |          |                |
| Grand Total:               | 641 sq. ft. | Basement: None   | 7    |       |             |          |                |
|                            | -           |  | 8    |       |             |          |                |

Listing Broker(s): RE/MAX Crest Realty

1 bedrooms and 1 washroom under 270K in Port Coquitlam downtown area!!! Ideal for investment or move in. Close to shops, parks, schools and transportation. Good floor plan. Presently tenanted. Inside quiet unit. This is opportunities to own your real estate property instead of renting!!! Excellent investment or move in property. Don't miss it.



Presented by:

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R2359971 Board: V Apartment/Condo 210 2334 MARPOLE AVENUE

Port Coquitlam Central Pt Coquitlam V3C 2A2 Residential Attached \$232,000 (LP)

P.I.D.: 001-458-086

Tour:

Locker:

Dist. to School Bus:

Total Units in Strata:

(SP) M



Reno. Year:

R.I. Plumbing:

Metered Water:

R.I. Fireplaces:

# of Fireplaces: 0

Sold Date: Original Price: \$269,000 Frontage (feet): Meas. Type: Frontage (metres): Approx. Year Built: 1976 Depth / Size (ft.): Age: 43 Bedrooms: 1 Lot Area (sq.ft.): 0.00 **MULTI** Bathrooms: 1 Zoning: Flood Plain: \$568.42 Full Baths: 1 Gross Taxes: Council Apprv?: Half Baths: 0 For Tax Year: 2017 Exposure: Maint. Fee: \$189.00 Tax Inc. Utilities?:

If new, GST/HST inc?:

Mgmt. Co's Name: Mgmt. Co's Phone:

Complex / Subdiv:

Services Connected: Community, Electricity, Natural Gas, Water

Freehold Strata

Sewer Type: **Community** 

Style of Home: **Ground Level Unit** Construction: **Frame - Wood** 

Exterior: Frame - Wood

Mixed, Stucco

Foundation: Concrete Perimeter
Rain Screen:

Renovations:

Legal:

Water Supply: **City/Municipal** Fireplace Fuel:

Fuel/Heating: Baseboard, Electric
Outdoor Area: Balcny(s) Patio(s) Dck(s)
Tong of Page

Type of Roof: Tar & Gravel

Maint Fee Inc: Garbage Pickup

Amenities: None

Site Influences: Central Location, Recreation Nearby, Shopping Nearby Features: Dishwasher, Refrigerator, Stove

Total Parking: 1 Covered Parking: 1 Parking Access: Lane, Rear

Parking: Garage; Underground

Dist. to Public Transit: Units in Development:

Title to Land:

Property Disc.: Yes

Fixtures Leased: : Fixtures Rmvd: : Floor Finish:

STRATA LOT 8, PLAN NWS617, DISTRICT LOT 379, 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 OR V, AS

Dimensions Floor Type Dimensions Floor Type Floor Type Dimensions **Living Room** Main 11' x 10' Main **Dining Room** 9' x 7'6 X x 10' x 7' Kitchen Main X X **Master Bedroom** 12' x 10'5 Main X X X X X X X x X X X X X X X

Outbuildings Bath Floor # of Pieces Ensuite? Finished Floor (Main): # of Rooms: 4 # of Kitchens: 1 # of Levels: 1 641 Finished Floor (Above): 0 Crawl/Bsmt. Height: 1 Main No Barn: 2 Finished Floor (Below): Restricted Age: 0 Workshop/Shed: 3 Finished Floor (Basement): 0 # of Pets: Cats: Dogs: Pool: Finished Floor (Total): 641 sq. ft. # or % of Rentals Allowed: 4 Garage Sz: 5 **Bylaws: No Restrictions** Grg Dr Ht: Unfinished Floor: 6 641 sq. ft. | Basement: None 7 Grand Total: 8

Listing Broker(s): RE/MAX Crest Realty

1 bedrooms and 1 washroom under 270K in Port Coquitlam downtown area!!! Ideal for investment or move in. Close to shops, parks, schools and transportation. Good floor plan. Presently tenanted. Inside quiet unit. This is opportunities to own your real estate property instead of renting!!! Excellent investment or move in property. Don't miss it.



Board: V

Presented by:

# Nicky Tu PREC\*

Keller Williams Elite Realty Phone: 604-767-5913

nickyhmtu@gmail.com

Apartment/Condo

207 2334 MARPOLE AVENUE

Port Coquitlam Central Pt Coquitlam

V3C 2A2

Residential Attached

\$268,000 (LP)

(SP) M

0.00 Original Price: \$349,000 Frontage (feet): Feet Approx. Year Built: 1976 Frontage (metres): 0.00 Bedrooms: Age: 43 2 Bathrooms: 1 Zoning: **APT** Gross Taxes: \$750.31 Full Baths: 1 Half Baths: 0 For Tax Year: 2017 Maint. Fee: \$219.00 Tax Inc. Utilities?: No If new, GST/HST inc?:

P.I.D.: 001-458-159

Parking Access:

Dist. to School Bus:

Total Units in Strata: 12

Locker:

Tour:

Style of Home: Inside Unit Frame - Wood Mixed, Stucco

Exterior: Foundation: **Concrete Perimeter** Rain Screen:

Renovations: Water Supply:

Construction:

City/Municipal Fireplace Fuel: Fuel/Heating: Baseboard, Electric

Balcony(s) Outdoor Area: Tar & Gravel Type of Roof:

Maint Fee Inc: Garbage Pickup, Management

Legal:

STRATA LOT 11, PLAN NWS617, DISTRICT LOT 379, 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: None

Features: Dishwasher, Refrigerator, Stove Sold Date: Meas. Type: Depth / Size (ft.): 0.00 Lot Area (sq.ft.): 0.00 Flood Plain: Council Apprv?: Exposure:

Mgmt. Co's Phone: View: Complex / Subdiv:

Mgmt. Co's Name:

Services Connected: Community, Electricity, Sanitary Sewer, Storm Sewer, Water Sewer Type: Community

Total Parking: 1 Covered Parking: 1 Parking: Garage; Underground, Other

Dist. to Public Transit:

Units in Development: Title to Land: Freehold Strata

Property Disc.: No Fixtures Leased: Fixtures Rmvd:

Floor Finish:

Site Influences: Adult Oriented, Central Location, Recreation Nearby, Shopping Nearby

Reno. Year:

R.I. Plumbing:

Metered Water:

R.I. Fireplaces: 0

# of Fireplaces: 0

| Floor | Туре           | Dimensions  | Floor | Туре | Dimensions | Floor | Туре | Dimensions |
|-------|----------------|-------------|-------|------|------------|-------|------|------------|
| Main  | Living Room    | 16'0 x 10'0 |       |      | x          |       |      | x          |
| Main  | Dining Room    | 8'0 x 8'0   |       |      | x          |       |      | x          |
| Main  | Kitchen        | 9'0 x 8'0   |       |      | x          |       |      | x          |
| Main  | Master Bedroom | 13'9 x 9'0  |       |      | x          |       |      | x          |
| Main  | Bedroom        | 11'0 x 9'0  |       |      | x          |       |      | x          |
|       |                | X           |       |      | x          |       |      | x          |
|       |                | X           |       |      | x          |       |      | x          |
|       |                | X           |       |      | x          |       |      | x          |
|       |                | X           |       |      | x          |       |      | x          |
|       |                | X           |       |      | X          |       |      | X          |
|       |                | X           |       |      | x          |       |      |            |

# of Pieces Bath Floor Ensuite? Outbuildings # of Kitchens: 1 Finished Floor (Main): 914 # of Rooms: 5 # of Levels: 1 Finished Floor (Above): 0 Crawl/Bsmt. Height: 1 Main No Barn: Finished Floor (Below): 2 0 Restricted Age: Workshop/Shed: 3 Finished Floor (Basement): O # of Pets: Cats: Dogs: Pool: Finished Floor (Total): 914 sq. ft. # or % of Rentals Allowed: 4 Garage Sz: 5 Bylaws: Pets Allowed, Rentals Allowed Grg Dr Ht: Unfinished Floor: 6 914 sq. ft. | Basement: None 7 Grand Total: 8

Listing Broker(s): Stonehaus Realty Corp.

Investors & first time home buyers! Bring your ideas to this well laid out 2 bedroom condo in the heart of POCO. Pets and rentals allowed! Great investment or perfect first home. Close to all amenities, shopping centers, cafes and transit. Opportunity knocks



Board: V

Presented by:

# Nicky Tu PREC\*

Keller Williams Elite Realty Phone: 604-767-5913

nickyhmtu@gmail.com



Apartment/Condo Exposure: If new, GST/HST inc?: Mgmt. Co's Name: Mgmt. Co's Phone: View:

104 2334 MARPOLE AVENUE

Port Coquitlam Central Pt Coquitlam V3C 2A2

\$272,000 (LP)

Original Price: \$272,000

Residential Attached

(SP) M

Sold Date: Meas. Type: **Feet** Depth / Size (ft.): Lot Area (sq.ft.): 0.00 Flood Plain: Council Apprv?:

Frontage (metres): Bedrooms: 2 Bathrooms: 1 Full Baths: 1 Half Baths: 0

Frontage (feet):

Maint. Fee:

Approx. Year Built: 1976 Age: 43 **MULTI** Zoning: Gross Taxes: \$691.81 For Tax Year: 2017 Tax Inc. Utilities?: No

P.I.D.: 001-458-078

\$235.00

Tour:

Parking Access: Lane, Rear

Total Units in Strata:

Complex / Subdiv:

Reno. Year:

R.I. Plumbing:

Metered Water:

R.I. Fireplaces:

# of Fireplaces: 0

Services Connected: Community, Electricity, Natural Gas, Water

Sewer Type: Community

Style of Home: Ground Level Unit Construction: Frame - Wood

Exterior: Mixed, Stucco

**Concrete Perimeter** Foundation: Rain Screen:

Renovations:

City/Municipal Water Supply: Fireplace Fuel: Fuel/Heating: Baseboard, Electric

Balcny(s) Patio(s) Dck(s) Outdoor Area: Type of Roof: Tar & Gravel

Total Parking: 1 Covered Parking: 1 Parking: Garage; Underground

> Locker: Dist. to School Bus:

Dist. to Public Transit: Units in Development:

Title to Land: Freehold Strata

Property Disc.: Yes Fixtures Leased: Fixtures Rmvd: Floor Finish:

Maint Fee Inc: Garbage Pickup

Legal:

STRATA LOT 7, PLAN NWS617, DISTRICT LOT 379, 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 OR V, AS

Amenities: None

Site Influences: Central Location, Recreation Nearby, Shopping Nearby

Dishwasher, Refrigerator, Stove Features:

| Floor | Туре             | Dimensions | Floor           | Туре           | Dimensio           | ns Flo   | or Ty | rpe      | Dimensions   |
|-------|------------------|------------|-----------------|----------------|--------------------|----------|-------|----------|--------------|
| Main  | Living Room      | 16' x 10'  |                 |                | x                  |          |       |          | X            |
| Main  | Dining Room      | 8' x 8'    |                 |                | X                  |          |       |          | x            |
| Main  | Kitchen          | 9' x 8'    |                 |                | X                  |          |       |          | X            |
| Main  | Master Bedroom   | 13' x 9'   |                 |                | X                  |          |       |          | X            |
| Main  | Bedroom          | 11' x 9'   |                 |                | X                  |          |       |          | X            |
|       |                  | x          |                 |                | X                  |          |       |          | x            |
|       |                  | X          |                 |                | Х                  |          |       |          | X            |
|       |                  | X          |                 |                | х                  |          |       |          | X            |
|       |                  | X          |                 |                | X                  |          |       |          | X            |
|       |                  | X          | <u> </u>        |                | X                  |          |       |          | X            |
|       | loor (Main): 914 |            | oms: <b>5</b> # | of Kitchens: 1 | # of Levels: 1 Bat | th Floor |       | Ensuite? | Outbuildings |

| Finished Floor (Main): 914     | # of Rooms: <b>5</b> # of Kitchens: <b>1</b> # of Levels: <b>1</b> | 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): 914 so | ft. # or % of Rentals Allowed:                                     | 4    |       |             |          | Garage Sz:     |
|                                | Bylaws: Pets Allowed w/Rest.                                       | 5    |       |             |          | Grg Dr Ht:     |
| Unfinished Floor: 0            |  | 6    |       |             |          |                |
| Grand Total: 914 sq            | t. Basement: None  | 7    |       |             |          |                |
|                                |  | 8    |       |             |          |                |

Listing Broker(s): RE/MAX Crest Realty

2 bedrooms and 1 washroom under 250K in Port Coquitlam downtown area!!! Ideal for investment or move in. Close to shops, parks, schools and transportation. Good floor plan. Presently tenanted. Inside quiet unit. This is opportunities to own your real estate property instead of renting!!! Excellent investment or move in property. Don't miss it. Showing is Sunday (7th) 1 to 2pm ONLY. NO EXCEPTION. Tenanted. Rent is \$1490 per month



Presented by:

# Nicky Tu PREC\*

Keller Williams Elite Realty Phone: 604-767-5913

nickyhmtu@gmail.com



R2359053

Board: V Apartment/Condo 209 2334 MARPOLE AVENUE

Port Coquitlam Central Pt Coquitlam V3C 2A2

\$275,000 (LP)

Tour:

Parking Access: Lane

Total Units in Strata: 12

Dist. to School Bus: 2 BLOCKS

Locker: N

Residential Attached

(SP) M

Sold Date: Original Price: \$349,000 0.00 Frontage (feet): Meas. Type: **Feet** Frontage (metres): 0.00 Approx. Year Built: 1976 Depth / Size (ft.): 0 Bedrooms: 2 Age: 43 Lot Area (sq.ft.): 0.00 **APT** Bathrooms: 1 Zoning: Flood Plain: Full Baths: Gross Taxes: \$695.58 1 Council Apprv?: No Half Baths: 0 For Tax Year: 2017 Exposure: Maint. Fee: \$189.00 Tax Inc. Utilities?: No If new, GST/HST inc?: P.I.D.: 001-458-183

Mgmt. Co's Name: **SELF MANAGED** 

Mgmt. Co's Phone:

View:

**MARPOLE MANOR** Complex / Subdiv:

Services Connected: Electricity Sewer Type: Sanitation

Style of Home: Upper Unit Construction: Frame - Wood

Exterior: Mixed

Foundation: **Concrete Perimeter** 

Rain Screen:

Renovations:

City/Municipal Water Supply:

Fireplace Fuel: Fuel/Heating: Baseboard, Electric

Balcony(s) Outdoor Area: Type of Roof: Tar & Gravel Maint Fee Inc: Other

Total Parking: Covered Parking:

Parking: Garage; Underground

Dist. to Public Transit: 1 BLOCK Units in Development: 12

Title to Land: Freehold Strata

Property Disc.: No Fixtures Leased:

Fixtures Rmvd: Floor Finish: Mixed

STRATA LOT 12, PLAN NWS617, DISTRICT LOT 379, NEW WESTMINSTER LAND DISTRICT 36 Legal:

Reno. Year:

R.I. Plumbing:

Metered Water:

R.I. Fireplaces:

# of Fireplaces: 0

Amenities:

Site Influences: Central Location, Paved Road, Recreation Nearby, Shopping Nearby

914 sq. ft. Basement: None

Features:

| Floor       | Туре             | Dime        | nsions    | Floor                   | Гуре    | Dim            | ensions | Floor | r Ty        | pe       | Dimensions     |
|-------------|------------------|-------------|-----------|-------------------------|---------|----------------|---------|-------|-------------|----------|----------------|
| Main        | Living Room      | 15'0        | x 11'0    |                         |         |                | X       |       |             |          | X              |
| Main        | Kitchen          | 12'0        | x 7'0     |                         |         |                | x       |       |             |          | x              |
| Main        | Master Bedroom   | 18'0        | x 10'0    |                         |         |                | x       |       |             |          | x              |
| Main        | Dining Room      | 9'0         | x 7'0     |                         |         |                | x       |       |             |          | x              |
| Main        | Bedroom          | 14'0        | x 9'0     |                         |         |                | x       |       |             |          | x              |
|             |                  | 1           | x         |                         |         |                | X       |       |             |          | X              |
|             |                  | 1           | X         |                         |         |                | X       |       |             |          | x              |
|             |                  | 1           | X         |                         |         |                | X       |       |             |          | X              |
|             |                  | 1           | X         |                         |         |                | X       |       |             |          | x              |
|             |                  |             | x         |                         |         |                | X       |       |             |          | X              |
| Finished Fl | loor (Main):     | 914         | # of Roo  | ms: <b>5</b> # of Kitcl | nens: 1 | # of Levels: 1 | Bath    | Floor | # of Pieces | Ensuite? | Outbuildings   |
|             | loor (Above):    | 0           | Crawl/Bs  | mt. Height:             |         |                | 1       | Main  | 4           | No       | Barn:          |
| Finished Fl | loor (Below):    | 0           | Restricte | d Age:                  |         |                | 2       |       |             |          | Workshop/Shed: |
| Finished Fl | loor (Basement): | 0           | # of Pets | : Cats:                 | D       | ogs:           | 3       |       |             |          | Pool:          |
|             |                  | 914 sq. ft. | # or % o  | f Rentals Allowed:      |         | _              | 4       |       |             |          | Garage Sz:     |
|             |                  | -           | Bylaws: I | No Restrictions         |         |                | 5       |       |             |          | Grg Dr Ht:     |
| Unfinished  | Floor:           | 0           | -         |                         |         |                | 6       |       |             |          | 0.9 2          |

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

Court Ordered Sale, Sold AS IS WHERE IS. Port Coquitlam Downtown! Ideal for investors of 1st Buyer. Well Priced and a nice size 2 bedroom, 1 bathroom in downtown Port Coquitlam just steps to shops, parks, schools and transportation. Good floor plan. Bring your ideas as it needs some TLC and the price reflects that. A good investment for rental as well. Situated above 2 commercial business's. Viewings on specific days and times contact your Realtor. NO strata documents.

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Grand Total: