



Presented by:
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KW ELITE REALTY
KELLERWILLIAMS.

Active
R2434669
Board: V
Apartment/Condo

309 2478 WELCHER AVENUE

Port Coquitlam
Central Pt Coquitlam
V3C 0A6

Residential Attached

\$364,000 (LP)

(SP)



Sold Date:	Frontage (feet): 0.00	Original Price: \$384,000
Meas. Type: Feet	Frontage (metres): 0.00	Approx. Year Built: 2007
Depth / Size (ft.): 0	Bedrooms: 1	Age: 13
Lot Area (sq.ft.): 0.00	Bathrooms: 1	Zoning: STRATA
Flood Plain:	Full Baths: 1	Gross Taxes: \$1,412.62
Council Apprv?: No	Half Baths: 0	For Tax Year: 2019
Exposure: South	Maint. Fee: \$201.76	Tax Inc. Utilities?: No
If new, GST/HST inc?:		P.I.D.: 027-509-184
Mgmt. Co's Name: ASCENT RE MGMT CORP		Tour: Virtual Tour URL
Mgmt. Co's Phone: 604-431-1800		
View: Yes: TREES IN REAR LANE		
Complex / Subdiv: HARMONY		
Services Connected: Electricity, Sanitary Sewer, Water		
Sewer Type: City/Municipal		

Style of Home: **Inside Unit, Upper 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: **Other**

Reno. Year:
R.I. Plumbing:

Metered Water:
R.I. Fireplaces: **0**
of Fireplaces: **1**

Total Parking: **1** Covered Parking: **1** Parking Access: **Rear**
Parking: **Garage; Underground**
Locker: **Y**
Dist. to Public Transit: **IMMEDIATE**
Units in Development: **63** Dist. to School Bus: **CLOSE**
Title to Land: **Freehold Strata** Total Units in Strata: **63**
Property Disc.: **No**
Fixtures Leased: **:**
Fixtures Rmvd: **:**
Floor Finish: **Laminate, Mixed, Tile**

Maint Fee Inc: **Gardening, Management**
Legal: **STRATA LOT 43 DISTRICT LOT 47 AND 289 GROUP 1 NEW WESTMINSTER DISTRICT BCS2893 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**
Amenities: **Bike Room, Elevator, In Suite Laundry, Storage**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	6'9 x 4'0			x			x
Main	Kitchen	8'0 x 7'5			x			x
Main	Living Room	13'2 x 11'6			x			x
Main	Dining Room	11'6 x 6'7			x			x
Main	Master Bedroom	10'10 x 9'10			x			x
Main	Laundry	4'10 x 2'4			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 622	# of Rooms: 6	# of Kitchens: 1	# of Levels: 1	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: 1	Cats: Yes	Dogs: Yes	3				Pool:
Finished Floor (Total): 622 sq. ft.	# or % of Rentals Allowed: 100%			4				Garage Sz:
	Bylaws: Pets Allowed w/Rest., Rentals Allowed			5				Grg Dr Ht:
Unfinished Floor: 0				6				
Grand Total: 622 sq. ft.	Basement: None			7				
				8				

Listing Broker(s): **Royal LePage West Real Estate Services**

WOW!!! Built in 2007 with a Prime downtown location a block from all the trendy shops, restaurants, local pub, coffee bars and the new Rec Centre. Location is also great for those who like to walk/jog or bike along the river. Unit offers a view looking at the open cul-de-sac lined with trees with a nice bright sunny southern exposure. Features include laminate floors in the formal area, tile floors in bathroom. The kitchen features tile floors, granite counter tops with breakfast bar, 2 color cabinets, tile splash. Living room has door to balcony and a fireplace. 1 parking stall and a locker. Nice building with bike storage as well. Rentals allowed, pets allowed w/restrictions.