



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

**\$384,000** (LP)

(SP)



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

|                                               |                                     |                                            |                                   |
|-----------------------------------------------|-------------------------------------|--------------------------------------------|-----------------------------------|
| Style of Home: <b>Inside Unit, Upper Unit</b> | Total Parking: <b>1</b>             | Covered Parking: <b>1</b>                  | Parking Access: <b>Rear</b>       |
| Construction: <b>Frame - Wood</b>             | Parking: <b>Garage; Underground</b> |                                            |                                   |
| Exterior: <b>Mixed</b>                        |                                     |                                            | Locker: <b>Y</b>                  |
| Foundation: <b>Concrete Perimeter</b>         | Reno. Year:                         | Dist. to Public Transit: <b>IMMEDIATE</b>  | Dist. to School Bus: <b>CLOSE</b> |
| Rain Screen:                                  | R.I. Plumbing:                      | Units in Development: <b>63</b>            | Total Units in Strata: <b>63</b>  |
| Renovations:                                  |                                     | Title to Land: <b>Freehold Strata</b>      |                                   |
| Water Supply: <b>City/Municipal</b>           | Metered Water:                      | Property Disc.: <b>No</b>                  |                                   |
| Fireplace Fuel: <b>Electric</b>               | R.I. Fireplaces: <b>0</b>           | Fixtures Leased: <b>:</b>                  |                                   |
| Fuel/Heating: <b>Baseboard, Electric</b>      | # of Fireplaces: <b>1</b>           | Fixtures Rmvd: <b>:</b>                    |                                   |
| Outdoor Area: <b>Balcony(s)</b>               |                                     | Floor Finish: <b>Laminate, Mixed, Tile</b> |                                   |
| Type of Roof: <b>Other</b>                    |                                     |                                            |                                   |

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): <b>622</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  | 4           | No       | 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>Yes</b>        | Dogs: <b>Yes</b>      | 3    |       |             |          | Pool:          |
| Finished Floor (Total): <b>622 sq. ft.</b> | # or % of Rentals Allowed: <b>100%</b>               |                         |                       | 4    |       |             |          | Garage Sz:     |
|                                            | Bylaws: <b>Pets Allowed w/Rest., Rentals Allowed</b> |                         |                       | 5    |       |             |          | Grg Dr Ht:     |
| Unfinished Floor: <b>0</b>                 |                                                      |                         |                       | 6    |       |             |          |                |
| Grand Total: <b>622 sq. ft.</b>            | Basement: <b>None</b>                                |                         |                       | 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.**