



Presented by:  
**Nicky Tu PREC\***

Keller Williams Elite Realty  
Phone: 604-767-5913

nickyhmtu@gmail.com

**KW ELITE REALTY**  
KELLERWILLIAMS.

**Active**  
**R2350164**

Board: V  
Apartment/Condo

**105 2334 MARPOLE AVENUE**

Port Coquitlam  
Central Pt Coquitlam  
V3C 2A2

Residential Attached

**\$210,000** (LP)

(SP)



Sold Date:	Frontage (feet):	Original Price: <b>\$210,000</b>
Meas. Type:	Frontage (metres):	Approx. Year Built: <b>1976</b>
Depth / Size (ft.):	Bedrooms: <b>1</b>	Age: <b>43</b>
Lot Area (sq.ft.): <b>0.00</b>	Bathrooms: <b>1</b>	Zoning: <b>APT</b>
Flood Plain: <b>No</b>	Full Baths: <b>1</b>	Gross Taxes: <b>\$576.02</b>
Council Apprv?: <b>No</b>	Half Baths: <b>0</b>	For Tax Year: <b>2017</b>
Exposure:	Maint. Fee: <b>\$210.00</b>	Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:		P.I.D.: <b>001-458-027</b>
Mgmt. Co's Name: <b>Self Managed</b>		Tour:
Mgmt. Co's Phone:		
View:		
Complex / Subdiv:		
Services Connected: <b>Electricity, Sanitary Sewer, Water</b>		
Sewer Type: <b>Community</b>		

Style of Home: **End Unit, Upper Unit**  
Construction: **Frame - Wood**  
Exterior: **Mixed, Stucco**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
Water Supply: **City/Municipal**  
Fireplace Fuel:  
Fuel/Heating: **Baseboard, Electric**  
Outdoor Area: **Balcony(s)**  
Type of Roof: **Tar & Gravel**

Reno. Year:  
R.I. Plumbing:  
  
Metered Water:  
R.I. Fireplaces:  
# of Fireplaces: **0**

Total Parking: **1** Covered Parking: **1** Parking Access: **Rear**  
Parking: **Other**  
  
Locker: **N**  
Dist. to Public Transit: **1/2 BLK**  
Units in Development:  
Title to Land: **Freehold Strata**  
  
Property Disc.: **No**  
Fixtures Leased: **No**  
Fixtures Rmvd: **No**  
Floor Finish: **Mixed**

Maint Fee Inc: **Garbage Pickup**  
Legal: **STRATA LOT 3, 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: **Shared Laundry**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Master Bedroom	12' x 10'			x			x
Main	Dining Room	9' x 8'			x			x
Main	Kitchen	10' x 7'			x			x
Main	Living Room	11' x 10'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

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

Listing Broker(s): **Royal LePage Sterling Realty**

**Foreclosure alert! Investors, renovators and 1st time Buyer's this could be the space your looking for. With updating and elbow grease this will be a very nice and affordable home in the heart of Downtown PoCo. Walking distance to Gates Park, Coquitlam River, shopping, schools and transit. Small 12 unit (10 residential and 2 commercial) self managed complex offers a spacious layout and a huge covered balcony. Rentals and Pets are permitted.**



Presented by:  
**Nicky Tu PREC\***

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**Active**  
**R2350244**

Board: V  
Apartment/Condo

**206 2334 MARPOLE AVENUE**

Port Coquitlam  
Central Pt Coquitlam  
V3C 2A2

Residential Attached

**\$214,900** (LP)

(SP)



Sold Date: Frontage (feet): **0.00** Original Price: **\$214,900**  
Meas. Type: **Feet** Frontage (metres): **0.00** Approx. Year Built: **1976**  
Depth / Size (ft.): **0** Bedrooms: **1** Age: **43**  
Lot Area (sq.ft.): **0.00** Bathrooms: **1** Zoning: **APT**  
Flood Plain: Full Baths: **1** Gross Taxes: **\$529.69**  
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** Tour:  
Mgmt. Co's Phone:  
View: **:**  
Complex / Subdiv: **MARPOLE MANOR**  
Services Connected: **Electricity, Sanitary Sewer, Water**  
Sewer Type: **Sanitation**

Style of Home: <b>Upper Unit</b>	Total Parking: <b>1</b>	Covered Parking:	Parking Access: <b>Lane</b>
Construction: <b>Frame - Wood</b>	Parking: <b>Garage; Underground</b>		
Exterior: <b>Mixed</b>			Locker: <b>N</b>
Foundation: <b>Concrete Perimeter</b>			Dist. to School Bus: <b>2 BLOCKS</b>
Rain Screen:			Total Units in Strata: <b>12</b>
Renovations:			
Water Supply: <b>City/Municipal</b>			
Fireplace Fuel:			
Fuel/Heating: <b>Baseboard, Electric</b>			
Outdoor Area: <b>Balcny(s) Patio(s) Dck(s)</b>			
Type of Roof: <b>Tar &amp; Gravel</b>			

Maint Fee Inc: **Other**  
Legal: **STRATA LOT 10 PLAN NWS617 DISTRICT LOT 379 NEW WESTMINSTER LAND DISTRICT**

Amenities: **None**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
<b>Main</b>	<b>Living Room</b>	<b>10'0 x 11'0</b>			<b>x</b>			<b>x</b>
<b>Main</b>	<b>Kitchen</b>	<b>10'0 x 7'0</b>			<b>x</b>			<b>x</b>
<b>Main</b>	<b>Master Bedroom</b>	<b>12'0 x 10'0</b>			<b>x</b>			<b>x</b>
<b>Main</b>	<b>Dining Room</b>	<b>8'5 x 7'6</b>			<b>x</b>			<b>x</b>
		<b>x</b>			<b>x</b>			<b>x</b>
		<b>x</b>			<b>x</b>			<b>x</b>
		<b>x</b>			<b>x</b>			<b>x</b>
		<b>x</b>			<b>x</b>			<b>x</b>
		<b>x</b>			<b>x</b>			<b>x</b>
		<b>x</b>			<b>x</b>			<b>x</b>

Finished Floor (Main): <b>641</b>	# of Rooms: <b>4</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	<b>Main</b>	<b>4</b>	<b>No</b>	Barn:
Finished Floor (Below): <b>0</b>	Restricted Age:			2				Workshop/Shed:
Finished Floor (Basement): <b>0</b>	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total): <b>641 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaws: <b>No Restrictions</b>			5				Grg Dr Ht:
Unfinished Floor: <b>0</b>				6				
Grand Total: <b>641 sq. ft.</b>	Basement: <b>None</b>			7				
				8				

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

**ACCEPTED OFFER PRICE \$269,000 COURT DATE MAY 2, 2019 9:30 AM B. C. SUPREME COURT 800 SMITHE ST. VANCOUVER USUALLY COURT ROOM #32 OR #33. Port Coquitlam Downtown! Ideal for investors or 1st Buyer. Well Priced and a nice size 1 bedroom, 1 bathroom in downtown Poco 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. Tenant has resided there for 2 years and would like to stay if possible Presently \$900 per month rent. Situated above 2 commercial business's facing the street so there is activity for you to enjoy and a really nice view. Viewing times are Mon. Wed. Fri. Sat. 2:30 and 6:30 with 24 hours notice. contact your Realtor.**



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**Active**  
**R2350996**  
Board: V  
Apartment/Condo

**104 2334 MARPOLE AVENUE**

Port Coquitlam  
Central Pt Coquitlam  
V3C 2A2

Residential Attached

**\$249,990** (LP)

(SP)



Sold Date:  
Meas. Type: **Feet**  
Depth / Size (ft.):  
Lot Area (sq.ft.): **0.00**  
Flood Plain:  
Council Apprv?:  
Exposure:  
If new, GST/HST inc?:  
Mgmt. Co's Name:  
Mgmt. Co's Phone:

Frontage (feet):  
Frontage (metres):  
Bedrooms: **2**  
Bathrooms: **1**  
Full Baths: **1**  
Half Baths: **0**  
Maint. Fee: **\$235.00**

Original Price: **\$249,990**  
Approx. Year Built: **1976**  
Age: **43**  
Zoning: **MULTI**  
Gross Taxes: **\$691.81**  
For Tax Year: **2017**  
Tax Inc. Utilities?: **No**  
P.I.D.: **001-458-078**  
Tour:

View: :  
Complex / Subdiv:  
Services Connected: **Community, Electricity, Natural Gas, Water**  
Sewer Type: **Community**

Style of Home: **Ground Level Unit**  
Construction: **Frame - Wood**  
Exterior: **Mixed, Stucco**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
Water Supply: **City/Municipal**  
Fireplace Fuel:  
Fuel/Heating: **Baseboard, Electric**  
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**  
Type of Roof: **Tar & Gravel**

Reno. Year:  
R.I. Plumbing:  
  
Metered Water:  
R.I. Fireplaces:  
# of Fireplaces: **0**

Total Parking: **1** Covered Parking: **1** Parking Access: **Lane, Rear**  
Parking: **Garage; Underground**  
Locker:  
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**  
Features: **Dishwasher, Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	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			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	<b>914</b>	# of Rooms: <b>5</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	<b>4</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>0</b>	Restricted Age:			2				Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total):	<b>914 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	<b>0</b>	Bylaws: <b>Pets Allowed w/Rest.</b>			5				Grg Dr Ht:
Grand Total:	<b>914 sq. ft.</b>	Basement: <b>None</b>			6				
					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:  
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**KW ELITE REALTY**  
KELLERWILLIAMS.

**Active**  
**R2359971**  
Board: V  
Apartment/Condo

**210 2334 MARPOLE AVENUE**

Port Coquitlam  
Central Pt Coquitlam  
V3C 2A2

Residential Attached

**\$269,000** (LP)

(SP)



Sold Date:  
Meas. Type:  
Depth / Size (ft.):  
Lot Area (sq.ft.): **0.00**  
Flood Plain:  
Council Apprv?:  
Exposure:  
If new, GST/HST inc?:  
Mgmt. Co's Name:  
Mgmt. Co's Phone:

Frontage (feet):  
Frontage (metres):  
Bedrooms: **1**  
Bathrooms: **1**  
Full Baths: **1**  
Half Baths: **0**  
Maint. Fee: **\$189.00**

Original Price: **\$269,000**  
Approx. Year Built: **1976**  
Age: **43**  
Zoning: **MULTI**  
Gross Taxes: **\$568.42**  
For Tax Year: **2017**  
Tax Inc. Utilities?:  
P.I.D.: **001-458-086**  
Tour:

View: :  
Complex / Subdiv:  
Services Connected: **Community, Electricity, Natural Gas, Water**  
Sewer Type: **Community**

Style of Home: **Ground Level Unit**  
Construction: **Frame - Wood**  
Exterior: **Mixed, Stucco**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
Water Supply: **City/Municipal**  
Fireplace Fuel:  
Fuel/Heating: **Baseboard, Electric**  
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**  
Type of Roof: **Tar & Gravel**

Reno. Year:  
R.I. Plumbing:  
  
Metered Water:  
R.I. Fireplaces:  
# of Fireplaces: **0**

Total Parking: **1** Covered Parking: **1** Parking Access: **Lane, Rear**  
Parking: **Garage; Underground**  
Locker:  
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 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**

Amenities: **None**

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

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

Finished Floor (Main): <b>641</b>	# of Rooms: <b>4</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	<b>4</b>	<b>No</b>	Barn:
Finished Floor (Below): <b>0</b>	Restricted Age:			2				Workshop/Shed:
Finished Floor (Basement): <b>0</b>	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total): <b>641 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaws: <b>No Restrictions</b>			5				Grg Dr Ht:
Unfinished Floor: <b>0</b>				6				
Grand Total: <b>641 sq. ft.</b>	Basement: <b>None</b>			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.**





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**KW ELITE REALTY**  
KELLERWILLIAMS.

**Active**  
**R2359972**  
Board: V  
Apartment/Condo

**208 2334 MARPOLE AVENUE**

Port Coquitlam  
Central Pt Coquitlam  
V3C 2A2

Residential Attached

**\$269,000** (LP)

(SP)



Sold Date:  
Meas. Type:  
Depth / Size (ft.):  
Lot Area (sq.ft.): **0.00**  
Flood Plain:  
Council Apprv?:  
Exposure:  
If new, GST/HST inc?:  
Mgmt. Co's Name:  
Mgmt. Co's Phone:

Frontage (feet):  
Frontage (metres):  
Bedrooms: **1**  
Bathrooms: **1**  
Full Baths: **1**  
Half Baths: **0**  
Maint. Fee: **\$189.00**

Original Price: **\$269,000**  
Approx. Year Built: **1976**  
Age: **43**  
Zoning: **MULTI**  
Gross Taxes: **\$548.21**  
For Tax Year: **2017**  
Tax Inc. Utilities?: **No**  
P.I.D.: **001-458-116**  
Tour:

View: :  
Complex / Subdiv:  
Services Connected: **Community, Electricity, Natural Gas, Water**  
Sewer Type: **Community**

Style of Home: **Ground Level Unit**  
Construction: **Frame - Wood**  
Exterior: **Mixed, Stucco**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
Water Supply: **City/Municipal**  
Fireplace Fuel:  
Fuel/Heating: **Baseboard, Electric**  
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**  
Type of Roof: **Tar & Gravel**

Reno. Year:  
R.I. Plumbing:  
  
Metered Water:  
R.I. Fireplaces:  
# of Fireplaces: **0**

Total Parking: **1** Covered Parking: **1** Parking Access: **Lane, Rear**  
Parking: **Garage; Underground**  
Locker:  
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 9, 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**

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

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

Finished Floor (Main): <b>641</b>	# of Rooms: <b>4</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	<b>4</b>	<b>No</b>	Barn:
Finished Floor (Below): <b>0</b>	Restricted Age:			2				Workshop/Shed:
Finished Floor (Basement): <b>0</b>	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total): <b>641 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaws: <b>No Restrictions</b>			5				Grg Dr Ht:
Unfinished Floor: <b>0</b>				6				
Grand Total: <b>641 sq. ft.</b>	Basement: <b>None</b>			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.**



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**Active**  
**R2359074**  
Board: V  
Apartment/Condo

**101 2334 MARPOLE AVENUE**

Port Coquitlam  
Central Pt Coquitlam  
V3C 2A2

Residential Attached

**\$269,000** (LP)

(SP)



Sold Date: Frontage (feet): **0.00** Original Price: **\$269,000**  
Meas. Type: **Feet** Frontage (metres): **0.00** Approx. Year Built: **1976**  
Depth / Size (ft.): **0** Bedrooms: **1** Age: **43**  
Lot Area (sq.ft.): **0.00** Bathrooms: **1** Zoning: **APT**  
Flood Plain: Full Baths: **1** Gross Taxes: **\$529.00**  
Council Apprv?: **No** Half Baths: **0** For Tax Year: **2018**  
Exposure: **North** 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:  
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:  
Renovations:  
Water Supply: **City/Municipal**  
Fireplace Fuel:  
Fuel/Heating: **Baseboard, Electric**  
Outdoor Area: **Balcony(s)**  
Type of Roof: **Tar & Gravel**

Reno. Year:  
R.I. Plumbing:  
  
Metered Water:  
R.I. Fireplaces:  
# of Fireplaces: **0**

Total Parking: **1** Covered Parking:  
Parking: **Garage; Underground** Parking Access: **Lane**  
  
Locker: **N**  
Dist. to Public Transit: **1 BLOCK** Dist. to School Bus: **2 BLOCKS**  
Units in Development: **12** Total Units in Strata: **12**  
Title to Land: **Freehold Strata**  
  
Property Disc.: **No**  
Fixtures Leased: **:**  
Fixtures Rmvd: **:**  
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**  
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	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
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	<b>641</b>	# of Rooms: <b>4</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	<b>Main</b>	<b>4</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>0</b>	Restricted Age:			2				Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total):	<b>641 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
		Bylaws: <b>Rentals Allowed</b>			5				Grg Dr Ht:
Unfinished Floor:	<b>0</b>				6				
Grand Total:	<b>641 sq. ft.</b>	Basement: <b>None</b>			7				
					8				

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.**



Presented by:  
**Nicky Tu PREC\***

Keller Williams Elite Realty  
Phone: 604-767-5913

nickyhmtu@gmail.com



**Active**  
**R2359053**

Board: V  
Apartment/Condo

**209 2334 MARPOLE AVENUE**

Port Coquitlam  
Central Pt Coquitlam  
V3C 2A2

Residential Attached

**\$349,000** (LP)

(SP)



Sold Date:	Frontage (feet): <b>0.00</b>	Original Price: <b>\$349,000</b>
Meas. Type: <b>Feet</b>	Frontage (metres): <b>0.00</b>	Approx. Year Built: <b>1976</b>
Depth / Size (ft.): <b>0</b>	Bedrooms: <b>2</b>	Age: <b>43</b>
Lot Area (sq.ft.): <b>0.00</b>	Bathrooms: <b>1</b>	Zoning: <b>APT</b>
Flood Plain:	Full Baths: <b>1</b>	Gross Taxes: <b>\$695.58</b>
Council Apprv?: <b>No</b>	Half Baths: <b>0</b>	For Tax Year: <b>2017</b>
Exposure:	Maint. Fee: <b>\$189.00</b>	Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:		P.I.D.: <b>001-458-183</b>
Mgmt. Co's Name: <b>SELF MANAGED</b>		Tour:
Mgmt. Co's Phone:		
View:		
Complex / Subdiv: <b>MARPOLE MANOR</b>		
Services Connected: <b>Electricity</b>		
Sewer Type: <b>Sanitation</b>		

Style of Home: <b>Upper Unit</b>	Total Parking: Covered Parking:	Parking Access: <b>Lane</b>
Construction: <b>Frame - Wood</b>	Parking: <b>Garage; Underground</b>	Locker: <b>N</b>
Exterior: <b>Mixed</b>	Dist. to Public Transit: <b>1 BLOCK</b>	Dist. to School Bus: <b>2 BLOCKS</b>
Foundation: <b>Concrete Perimeter</b>	Units in Development: <b>12</b>	Total Units in Strata: <b>12</b>
Rain Screen:	Title to Land: <b>Freehold Strata</b>	
Renovations:	Property Disc.: <b>No</b>	
Water Supply: <b>City/Municipal</b>	Fixtures Leased: <b>:</b>	
Fireplace Fuel:	Fixtures Rmvd: <b>:</b>	
Fuel/Heating: <b>Baseboard, Electric</b>	Floor Finish: <b>Mixed</b>	
Outdoor Area: <b>Balcony(s)</b>		
Type of Roof: <b>Tar &amp; Gravel</b>		

Maint Fee Inc: **Other**  
Legal: **STRATA LOT 12, PLAN NWS617, DISTRICT LOT 379, NEW WESTMINSTER LAND DISTRICT 36**

Amenities: **None**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	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
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): <b>914</b>	# of Rooms: <b>5</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:	Cats:	Dogs:	3				Pool:
Finished Floor (Total): <b>914 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaws: <b>No Restrictions</b>			5				Grg Dr Ht:
Unfinished Floor: <b>0</b>				6				
Grand Total: <b>914 sq. ft.</b>	Basement: <b>None</b>			7				
				8				

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

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