



Presented by:  
**P.A. 'Doc' Livingston PREC\***  
 Sutton Grp-West Coast Realty



www.homeshuntersbc.com  
 doc@homehuntersbc.com

**Active**  
**R2143461**  
 Board: V  
 Apartment/Condo

**117 98 LAVAL STREET**

Coquitlam  
 Maillardville  
 V3K 6S9

Residential Attached

**\$239,900** (LP)

(SP)



Sold Date: Frontage (feet): Original Price: **\$239,900**  
 Meas. Type: Frontage (metres): Approx. Year Built: **2004**  
 Depth / Size (ft.): Bedrooms: **1** Age: **13**  
 Lot Area (sq.ft.): **0.00** Bathrooms: **1** Zoning: **RM-2**  
 Flood Plain: Full Baths: **1** Gross Taxes: **\$1,109.29**  
 Approval Req?: **No** Half Baths: **0** For Tax Year: **2016**  
 Exposure: **West** Maint. Fee: **\$242.50** Tax Inc. Utilities?:  
 If new, GST/HST inc?: P.I.D.: **016-173-040**  
 Mgmt. Co's Name: **PACIFIC QUORUM** Tour:  
 Mgmt. Co's Phone: **604-685-3828**  
 View: **No :**  
 Complex / Subdiv:  
 Services Connected: **Electricity, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **Ground Level Unit**  
 Construction: **Frame - Wood**  
 Exterior: **Other**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations:  
 Water Supply: **City/Municipal**  
 Fireplace Fuel: **Gas - Natural**  
 Fuel/Heating: **Baseboard, Electric**  
 Outdoor Area: **Balcony(s)**  
 Type of Roof: **Other**

Reno. Year:  
 R.I. Plumbing:  
 R.I. Fireplaces: **0**  
 # of Fireplaces: **1**

Total Parking: **1** Covered Parking: **1** Parking Access: **Front**  
 Parking: **Garage; Underground**  
 Locker: **Y**  
 Dist. to Public Transit: **1 BLK**  
 Units in Development: **75** Dist. to School Bus: **2 BLK**  
 Title to Land: **Freehold Strata** Total Units in Strata: **75**  
 Property Disc.: **No**  
 Fixtures Leased: **No :**  
 Fixtures Rmvd: **No :**  
 Floor Finish: **Mixed**

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Gas, Hot Water, Management, Snow removal**  
 Legal: **PL NWS3273 LT 17 DL 46/48 LD 36**

Amenities: **Elevator, In Suite Laundry, Storage, Wheelchair Access**

Site Influences: **Central Location, Cul-de-Sac, Recreation Nearby, Shopping Nearby**  
 Features: **Windows - Thermo**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'6 x 11'1			x			x
Main	Dining Room	12'6 x 7'10			x			x
Main	Kitchen	8'9 x 8'3			x			x
Main	Master Bedroom	12'3 x 11'10			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): <b>634</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	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>634 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaw Restrict: <b>Pets Allowed w/Rest., Rentals</b>			5				Door Height:
Unfinished Floor: <b>0</b>	<b>Allwd w/Restrctns</b>			6				
Grand Total: <b>634 sq. ft.</b>	Basement: <b>None</b>			7				
				8				

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

**RE/MAX LifeStyles Realty**

**LE CHATEAU 2. Open plan one bdrm unit with gas F/P, west facing covered patio faces court yard, one parking & storage, granite eating bar & ensuite laundry. Near school, park shopping, recreation, buses & skytrain. On cul-de-sac. Parking Stall 91. 20% down payment required until remediation construction completed.**



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**Active**  
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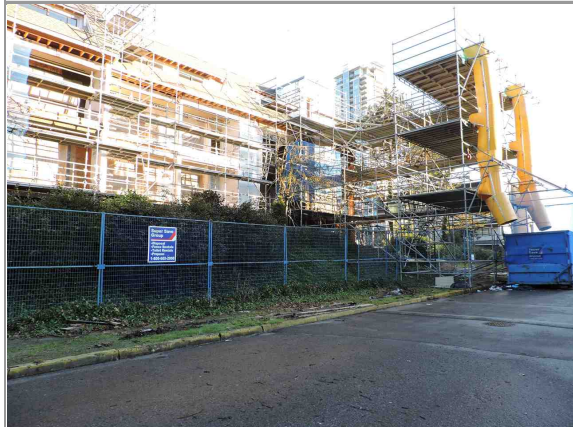
**307 2915 GLEN DRIVE**

Coquitlam  
 North Coquitlam  
 V3B 7H8

Residential Attached

**\$299,000** (LP)

(SP)



Sold Date:  
 Meas. Type: **Feet**  
 Depth / Size (ft.):  
 Lot Area (sq.ft.): **0.00**  
 Flood Plain: **No**  
 Approval Req?: **No**  
 Exposure:  
 If new, GST/HST inc?:  
 Mgnt. Co's Name: **STRATACO MANAGEMENT LTD.**  
 Mgnt. Co's Phone: **604-294-4141**  
 View: **No :**  
 Complex / Subdiv: **GLENBOROUGH**  
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer**

Frontage (feet):  
 Frontage (metres):  
 Bedrooms: **1**  
 Bathrooms: **1**  
 Full Baths: **1**  
 Half Baths: **0**  
 Maint. Fee: **\$217.87**

Original Price: **\$299,000**  
 Approx. Year Built: **1989**  
 Age: **28**  
 Zoning: **MF**  
 Gross Taxes: **\$1,091.29**  
 For Tax Year: **2016**  
 Tax Inc. Utilities?: **No**  
 P.I.D.: **015-699-765**  
 Tour:

Style of Home: **Inside Unit, Upper Unit**  
 Construction: **Frame - Wood**  
 Exterior: **Mixed**  
 Foundation: **Concrete Perimeter**  
 Rain Screen: **Full**  
 Renovations: **Substantially Rebuilt**  
 Water Supply: **City/Municipal**  
 Fireplace Fuel: **None**  
 Fuel/Heating: **Electric**  
 Outdoor Area: **Balcony(s)**  
 Type of Roof: **Asphalt**

Reno. Year: **2017**  
 R.I. Plumbing: **No**  
 R.I. Fireplaces:  
 # of Fireplaces: **0**

Total Parking: **1** Covered Parking: **1** Parking Access: **Front**  
 Parking: **Garage Underbuilding**  
 Locker: **Y**  
 Dist. to Public Transit: **1/2 BLK**  
 Units in Development: **144**  
 Title to Land: **Freehold Strata**  
 Property Disc.: **No**  
 Fixtures Leased: **No :**  
 Fixtures Rmvd: **No :**  
 Floor Finish: **Wall/Wall/Mixed**

Maint Fee Inc: **Caretaker, Gardening, Management**  
 Legal: **PL NWS3179 LT 115 DL 386 LD 36**

Amenities: **None**

Site Influences: **Central Location, Paved Road, Recreation Nearby, Shopping Nearby**  
 Features: **Clothes Washer/Dryer, Drapes/Window Coverings, Intercom, Windows - Thermo**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16' x 13'			x			x
Main	Dining Room	10' x 8'			x			x
Main	Kitchen	9' x 8'			x			x
Main	Bedroom	13' x 12'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	<b>720</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:	<b>1</b>	Cats:	<b>Y</b>	Dogs:	<b>N</b>	4								Pool:
Finished Floor (Total):	<b>720 sq. ft.</b>	# or % of Rentals Allowed:						5								Garage Sz:
Unfinished Floor:	<b>0</b>	Bylaw Restrict:	<b>Pets Allowed w/Rest., Rentals Allowed</b>					6								Door Height:
Grand Total:	<b>720 sq. ft.</b>	Basement:	<b>None</b>					7								
								8								

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

**Building fire in 2016. Building is being refurbished for 11.5 Million Dollars. Work is to be completed and ready for occupancy Oct 1, 2017.3 Unit is a Court Ordered Sale. Unit Sq. Ft. taken off Strata Plan. Unit will be 100% refurbished. More info on Listing Documents. As is where is.**