



Presented by:
P.A. 'Doc' Livingston PREC*

eXp Realty
Phone: 604-787-7028
http://www.homehuntersbc.com
doc@homehuntersbc.com



Active **R2528378** **110 615 NORTH ROAD** Residential Attached
Board: V Coquitlam **\$390,888** (LP)
Apartment/Condo Coquitlam West V3J 1P1 (SP)

ACCEPTED OFFER
BID DATE & PRICE PENDING

#110 - 615
NORTH ROAD

SEALED OFFER BID DATE

Transit oriented -blue chip
re Development Site
28 stories up to 5.5 FSR

Darin Chamberlain
 604-790-3225

Sold Date: Frontage (feet): Original Price: **\$388,888**
Meas. Type: Frontage (metres): Approx. Year Built: **1984**
Depth / Size (ft.): Bedrooms: **2** Age: **37**
Lot Area (sq.ft.): **0.00** Bathrooms: **1** Zoning: **RM-2**
Flood Plain: Full Baths: **1** Gross Taxes: **\$1,890.05**
Council Apprv?: Half Baths: **0** For Tax Year: **2020**
Exposure: **East** Maint. Fee: **\$270.00** Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **000-831-662**
Mgmt. Co's Name: **Profile Properties** Tour:
Mgmt. Co's Phone: **604-464-7548**
View: **Yes: grass courtyard**
Complex / Subdiv: **Norfolk Manor**
Services Connected: **Community**
Sewer Type: **City/Municipal**

Style of Home: **Ground Level Unit** Total Parking: **1** Covered Parking: **1** Parking Access: **Side**
Construction: **Frame - Wood** Parking: **Garage; Underground**
Exterior: **Brick, Mixed** Locker:
Foundation: **Concrete Perimeter** Reno. Year: Dist. to Public Transit: **1 block** Dist. to School Bus: **1 block**
Rain Screen: R.I. Plumbing: Units in Development: **42** Total Units in Strata: **42**
Renovations: **Other** Metered Water: Title to Land: **Freehold Strata**
Water Supply: **City/Municipal** R.I. Fireplaces: Property Disc.: **No**
Fireplace Fuel: **Electric** # of Fireplaces: **1** Fixtures Leased: **No**
Fuel/Heating: **Baseboard, Electric** Floor Finish: **Mixed** Fixtures Rmvd: **No**
Outdoor Area: **Patio(s)**
Type of Roof: **Tar & Gravel, Torch-On**

Maint Fee Inc: **Garbage Pickup, Management, Other**
Legal: **STRATA LOT 10, PLAN NWS2178, DISTRICT LOT 5 & 7, 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: **Elevator, Shared Laundry, Storage**
Site Influences: **Central Location, Golf Course Nearby, Recreation Nearby, Shopping Nearby**
Features: **Drapes/Window Coverings, Refrigerator, Smoke Alarm, Sprinkler - Fire, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'0 x 11'0			x			x
Main	Kitchen	8'0 x 8'0			x			x
Main	Dining Room	7'0 x 7'0			x			x
Main	Master Bedroom	11'0 x 11'0			x			x
Main	Bedroom	11'0 x 10'0			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 800	# of Rooms: 5	# 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:	Cats:	Dogs:	3				Pool:
Finished Floor (Total): 800 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaws: Pets Allowed w/Rest.			5				Grg Dr Ht:
Unfinished Floor: 0				6				
Grand Total: 800 sq. ft.	Basement: None			7				
				8				

Listing Broker(s): **Sutton Group-West Coast Realty**

CO SALE #110 615 NORTH ROAD ---ACCEPTED OFFER - court date and price pending - posted ASAP . END USER : 2 bedroom 1 bathroom - 800/SQ- FT-- well kept home . Secured underground parking, this one of only 3 units that have the use of a massive tranquil enclosed private back yard courtyard. INVESTOR : Positioned steps way from sky-train -Lougheed shopping center across the street Strong uproad hold Increase density pocket strata roll out at anytime .. slated for 28 story's CONFIRM OCP FOR POLICY AND ALLOWABLE DENSITY - SHOWINGS WEEKLY AS FOLLOWS: THURSDAY EVENINGS 7 PM TIL 730 PM SATURDAYS 2 PM TIL 230 PM PLEASE CONFIRM 24 HOURS IN ADVANCE IF ATTENDING SHOWING