



Presented by:
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Active
R2182772
Board: V
Apartment/Condo

1202 3071 GLEN DRIVE

Coquitlam
North Coquitlam
V3B 7R1

Residential Attached

\$349,900 (LP)
(SP)



Sold Date:	Frontage (feet):	Original Price: \$349,900
Meas. Type:	Frontage (metres):	Approx. Year Built: 1994
Depth / Size (ft.):	Bedrooms: 1	Age: 23
Lot Area (sq.ft.): 0.00	Bathrooms: 1	Zoning: RM-6
Flood Plain: Exempt	Full Baths: 1	Gross Taxes: \$1,380.19
Approval Req?: No	Half Baths: 0	For Tax Year: 2016
Exposure: Northwest	Maint. Fee: \$236.27	Tax Inc. Utilities?: Yes
If new, GST/HST inc?:		P.I.D.: 018-188-974
Mgmt. Co's Name: Colyvan Pacific		Tour: Virtual Tour URL
Mgmt. Co's Phone: 604-683-8399		
View: Yes: Mountains and City		
Complex / Subdiv:		
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		

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

Reno. Year: **2009**
R.I. Plumbing:
R.I. Fireplaces: **0**
of Fireplaces: **0**

Total Parking: **1** Covered Parking: **1** Parking Access: **Rear**
Parking: **Garage; Underground**
Locker:
Dist. to Public Transit: **0.5**
Units in Development: **148**
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Laminate**
Dist. to School Bus: **0.5**
Total Units in Strata: **148**

Maint Fee Inc: **Garbage Pickup, Gas, Hot Water, Management, Sewer, Water**
Legal: **PL LMS806 LT 91 LD 36 SEC 11 TWP 39**

Amenities: **Bike Room, Elevator, In Suite Laundry, Sauna/Steam Room, Swirlpool/Hot Tub, Wheelchair Access**

Site Influences: **Central Location, Lane Access, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Intercom, Smoke Alarm, Sprinkler - Fire**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15' x 12'			x			x
Main	Kitchen	9' x 8'			x			x
Main	Dining Room	11' x 8'			x			x
Main	Master Bedroom	16' 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): 712	# of Rooms: 4	# 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): 712 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaw Restrict: Pets Allowed w/Rest., Rentals			5				Door Height:
Unfinished Floor: 0	Allwd w/Restrctns			6				
Grand Total: 712 sq. ft.	Basement: None			7				
				8				

Listing Broker(s): **RE/MAX Crest Realty Westside**

Stunning panoramic Mountain, Park and City views from each room, large balcony with complete privacy and westerly Mountain and Sunset views. Very good privacy and just views from each room. Hardwood floors, crown moulding, fresh paint and ready to move in. Short walk to Aquatic Rec Center, Coquitlam Center Mall, Library, Douglas College, Lafarge Lake, Town Center Park, Shopping Plazas, Restaurants, all level of Schools, Elementary across the street, Coquitlam Bus Loop, Evergreen Skytrain, and Westcoast Express. By appointment or Open House Sunday July 2nd 1-4pm