



Presented by:  
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**Active**  
**R2430638**  
Board: V  
Apartment/Condo

**1108 2968 GLEN DRIVE**

Coquitlam  
North Coquitlam  
V3B 0C4

Residential Attached

**\$499,000** (LP)

(SP)



Sold Date: Frontage (feet): Original Price: **\$499,000**  
Meas. Type: Frontage (metres): Approx. Year Built: **2012**  
Depth / Size (ft.): Bedrooms: **2** Age: **8**  
Lot Area (sq.ft.): **0.00** Bathrooms: **1** Zoning: **CD**  
Flood Plain: **No** Full Baths: **1** Gross Taxes: **\$2,106.73**  
Council Apprv?: **No** Half Baths: **0** For Tax Year: **2019**  
Exposure: **South** Maint. Fee: **\$192.00** Tax Inc. Utilities?: **No**  
If new, GST/HST inc?: P.I.D.: **028-869-681**  
Mgmt. Co's Name: Tour: **Virtual Tour URL**  
Mgmt. Co's Phone:  
View: **Yes: Sunset, SFU Mountains & City**  
Complex / Subdiv: **Grand Central II**  
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**  
Sewer Type: **City/Municipal**

|  |                                       |                                   |                             |
|--|---------------------------------------|-----------------------------------|-----------------------------|
| Style of Home: <b>End Unit</b>           | Total Parking: <b>1</b>               | Covered Parking: <b>1</b>         | Parking Access: <b>Rear</b> |
| Construction: <b>Concrete</b>            | Parking: <b>Garage; Underground</b>   |                                   | Locker: <b>Y</b>            |
| Exterior: <b>Mixed</b>                   | Dist. to Public Transit: <b>1</b>     | Dist. to School Bus: <b>1</b>     |                             |
| Foundation: <b>Concrete Perimeter</b>    | Units in Development: <b>195</b>      | Total Units in Strata: <b>195</b> |                             |
| Rain Screen: <b>Full</b>                 | Title to Land: <b>Freehold Strata</b> |                                   |                             |
| Renovations: <b>Partly</b>               | Metered Water:                        | Property Disc.: <b>Yes</b>        |                             |
| Water Supply: <b>City/Municipal</b>      | R.I. Fireplaces:                      | Fixtures Leased: <b>No</b>        |                             |
| Fireplace Fuel:                          | # of Fireplaces: <b>0</b>             | Fixtures Rmvd: <b>No</b>          |                             |
| Fuel/Heating: <b>Baseboard, Electric</b> | Floor Finish: <b>Hardwood</b>         |                                   |                             |
| Outdoor Area: <b>Balcony(s)</b>          |                                       |                                   |                             |
| Type of Roof: <b>Torch-On</b>            |                                       |                                   |                             |

Maint Fee Inc: **Garbage Pickup, Gas, Hot Water, Management, Recreation Facility, Sewer, Water**  
Legal: **STRATA LOT 238, PLAN BCS3495, DISTRICT LOT 384A, 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 V**  
Amenities: **Bike Room, Elevator, Exercise Centre, Playground, Pool; Outdoor, Swirlpool/Hot Tub**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**  
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Microwave**

| Floor | Type           | Dimensions | Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|----------------|------------|-------|------|------------|-------|------|------------|
| Main  | Master Bedroom | 10' x 9'   |       |      | x          |       |      | x          |
| Main  | Kitchen        | 10' x 10'  |       |      | x          |       |      | x          |
| Main  | Living Room    | 10' x 10'  |       |      | x          |       |      | x          |
| Main  | Bedroom        | 9' x 9'8"  |       |      | x          |       |      | x          |
|       |                |            |       |      | x          |       |      | x          |
|       |                |            |       |      | x          |       |      | x          |
|       |                |            |       |      | x          |       |      | x          |
|       |                |            |       |      | x          |       |      | x          |
|       |                |            |       |      | x          |       |      | x          |
|       |                |            |       |      | x          |       |      | x          |

|  |  |                         |                       |                |                    |                       |                      |                |
|--|--|-------------------------|-----------------------|----------------|--------------------|-----------------------|----------------------|----------------|
| Finished Floor (Main): <b>682</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>Yes</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: <b>Yes</b>        | Dogs: <b>Yes</b>      | 4              |                    |                       |                      | Pool:          |
| Finished Floor (Total): <b>682 sq. ft.</b> | # or % of Rentals Allowed:                           |                         |                       | 5              |                    |                       |                      | Garage Sz:     |
|  | Bylaws: <b>Pets Allowed w/Rest., Rentals Allowed</b> |                         |                       | 6              |                    |                       |                      | Grg Dr Ht:     |
| Unfinished Floor: <b>0</b>                 | Basement: <b>None</b>                                |                         |                       | 7              |                    |                       |                      |                |
| Grand Total: <b>682 sq. ft.</b>            |  |                         |                       | 8              |                    |                       |                      |                |

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

**This junior two bedroom home is perfect for a first time home buyer or and investor! South exposure super bright and open floor plan. New brushed oak long board laminate floors, granite countertops, S/S appliances, gas cook top, floor to ceiling windows attracts fantastic city view & sunlight. Centrally located and within walking distance to Coquitlam Centre Mall, Glen Park, Lafarge Lake, Skytrain, Douglas College and all the restaurant and shops below. Unit come with 1 covered parking & 1 storage locker. Glen Elementary and Pinetree Secondary school attachment. A must see!!! Second bedroom is a fully private large den ( 9X9'8") and is perfect for guest room, office, or kids room. Show anytime, the home is immaculate! BOOK PRIVATE SHOWING WITH YOUR REALTOR THIS WEEKEND!**