



Presented by:
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Active
R2396285
Board: V
Apartment/Condo

302 888 GAUTHIER AVENUE

Coquitlam
Coquitlam West
V3K 6Y1

Residential Attached

\$428,800 (LP)

(SP)



Sold Date: Frontage (feet): Original Price: **\$428,800**
 Meas. Type: Frontage (metres): Approx. Year Built: **1994**
 Depth / Size (ft.): Bedrooms: **2** Age: **25**
 Lot Area (sq.ft.): **0.00** Bathrooms: **2** Zoning: **APT**
 Flood Plain: **No** Full Baths: **2** Gross Taxes: **\$1,964.23**
 Council Apprv?: **No** Half Baths: **0** For Tax Year: **2019**
 Exposure: Maint. Fee: **\$383.00** Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **018-599-222**
 Mgmt. Co's Name: **Southview** Tour: **Virtual Tour URL**
 Mgmt. Co's Phone: **604-230-8811**
 View: **Yes: Trees**
 Complex / Subdiv: **La Brittany**
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
 Sewer Type: **City/Municipal**

Style of Home: Upper Unit	Total Parking: 2	Covered Parking: 2	Parking Access: Side
Construction: Frame - Wood	Parking: Garage; Underground		Locker: Y
Exterior: Mixed	Dist. to Public Transit: 1	Dist. to School Bus: In Front	
Foundation: Concrete Perimeter	Units in Development: 45	Total Units in Strata: 45	
Rain Screen:	Title to Land: Freehold Strata		
Renovations: Completely	Metered Water:	Property Disc.: Yes	
Water Supply: City/Municipal	R.I. Fireplaces: 0	Fixtures Leased: No	
Fireplace Fuel: Gas - Natural	# of Fireplaces: 1	Fixtures Rmvd: No	
Fuel/Heating: Baseboard, Electric		Floor Finish: Hardwood, Mixed, Tile	
Outdoor Area: Balcony(s)			
Type of Roof: Asphalt, Tar & Gravel			

Maint Fee Inc: **Garbage Pickup, Gardening, Gas, Heat, Hot Water, Sewer, Snow removal**
 Legal: **STRATA LOT 33, PLAN LMS1215, DISTRICT LOT 1, 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: **Bike Room, Elevator, In Suite Laundry, Storage, Wheelchair Access**

Site Influences: **Central Location, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Disposal - Waste, Drapes/Window Coverings, Garage Door Opener, Smoke Alarm, Sprinkler - Fire**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Master Bedroom	14'3 x 10'10			x			x
Main	Living Room	11'10 x 11'8			x			x
Main	Dining Room	11'10 x 8'			x			x
Main	Kitchen	9'11 x 9'			x			x
Main	Bedroom	11'6 x 9'2			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 900	# 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	Yes	Barn:
Finished Floor (Below): 0	Restricted Age:			2	Main	3	No	Workshop/Shed:
Finished Floor (Basement): 0	# of Pets: 2	Cats: Yes	Dogs: Yes	3				Pool:
Finished Floor (Total): 900 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaws: Pets Allowed w/Rest., Rentals Allwd w/Restrctns			5				Grg Dr Ht:
Unfinished Floor: 0	Basement: None			6				
Grand Total: 900 sq. ft.				7				
				8				

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

Unique Gastown loft style feel to this immaculate 2 bed, 2 full bath renovated home in the heart of Coquitlam West! Custom Built real brick wall dominates the large open living and dining room, while the gas fireplace enhances the homey feel. Awesome patio overlooking the quiet side of the building accessed from living room and 2nd bedroom with Calvin and Hobbes? Kitchen with SS appliances and a breakfast nook! Chocolate laminate floors, crown moulding and warm designer colours throughout. Two parking stalls and extra storage, in a well-run building featuring newer hallway paint, and a pro-active strata and many exterior updates. Across the street from an elementary school, park & close to all other amenities and easy access to Hwy 1. Book your showing today. First showing 12-2pm Tuesday