



Presented by:  
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**Active**  
**R2035353**  
 Board: V  
 Apartment/Condo

**302 888 GAUTHIER AVENUE**  
 Coquitlam  
 Coquitlam West  
 V3K 6Y1

Residential Attached  
**\$299,900 (LP)**  
 (SP)



Sold Date:  
 Meas. Type:  
 Depth / Size (ft.):  
 Lot Area (sq.ft.): **0.00**  
 Flood Plain: **No**  
 Approval Req?: **No**  
 Exposure:  
 If new, GST/HST inc?:  
 Mgmt. Co's Name: **Southview**  
 Mgmt. Co's Phone: **604-230-8811**  
 View: **Yes: TREES**  
 Complex / Subdiv: **LA BRITTANY**  
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Frontage (feet):  
 Frontage (metres):  
 Bedrooms: **2**  
 Bathrooms: **2**  
 Full Baths: **2**  
 Half Baths: **0**  
 Maint. Fee: **\$318.27**

Original Price: **\$299,900**  
 Approx. Year Built: **1994**  
 Age: **22**  
 Zoning: **APT**  
 Gross Taxes: **\$1,587.09**  
 For Tax Year: **2015**  
 Tax Inc. Utilities?: **No**  
 P.I.D.: **018-599-222**

Style of Home: **Inside Unit**  
 Construction: **Frame - Wood**  
 Exterior: **Mixed**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations: **Completely**  
 Water Supply: **City/Municipal**  
 Fireplace Fuel: **Gas - Natural**  
 Fuel/Heating: **Baseboard, Electric**  
 Outdoor Area: **Balcony(s)**  
 Type of Roof: **Asphalt, Tar & Gravel**

Reno. Year:  
 R.I. Plumbing: **No**  
 R.I. Fireplaces:  
 # of Fireplaces: **1**

Total Parking: **2** Covered Parking: **2** Parking Access: **Side**  
 Parking: **Garage; Underground**  
 Locker: **Y**  
 Dist. to Public Transit: **1 BLOCK**  
 Units in Development: **45**  
 Title to Land: **Freehold Strata**  
 Seller's Interest: **Registered Owner**  
 Property Disc.: **Yes**  
 Fixtures Leased: **No**  
 Fixtures Rmvd: **:**  
 Floor Finish: **Hardwood, Mixed, Tile**

Dist. to School Bus: **IN FRONT**  
 Total Units in Strata: **45**

Maint Fee Inc: **Garbage Pickup, Gardening, Gas, Hot Water, Management, Snow removal**  
 Legal: **PL LMS1215 LT 33 DL 1 LD 36**

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' x 11'			x			x
Main	Living Room	13' x 12'			x			x
Main	Dining Room	11'9 x 8'			x			x
Main	Kitchen	10' x 9'			x			x
Main	Bedroom	11'7 x 9'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	<b>900</b>	# of Rooms:	<b>5</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	<b>Main</b>		<b>3</b>		<b>No</b>		Barn:		
Finished Floor (Below):	<b>0</b>	Restricted Age:						3							Workshop/Shed:		
Finished Floor (Basement):	<b>0</b>	# of Pets:	<b>2</b>	Cats:	<b>Y</b>	Dogs:	<b>Y</b>	4							Pool:		
Finished Floor (Total):	<b>900 sq. ft.</b>	# or % of Rentals Allowed:						5							Garage Sz:		
Unfinished Floor:	<b>0</b>	Bylaw Restrict:	<b>Pets Allowed w/Rest., Rentals Allwd w/Restrctns</b>						6						Door Height:		
Grand Total:	<b>900 sq. ft.</b>	Basement:	<b>None</b>						7								
								8									

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

**Fabulous loft style feel to this 2 bed, 2 full bath renovated home! Custom Built real brick wall dominates the large open living and dining room, while the gas fireplace enhances the homey effect. Awesome newly floored patio, with room for a LARGE BBQ. 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! Open House February 20, 2-4pm.**