



Presented by:  
**Katayoon Webb PREC\***

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**Active**  
**R2326177**  
Board: V  
Apartment/Condo

**807 958 RIDGEWAY AVENUE**

Coquitlam  
Central Coquitlam  
V3K 0C5

Residential Attached

**\$628,800** (LP)

(SP)



Sold Date:	Frontage (feet):	Original Price: <b>\$628,800</b>
Meas. Type:	Frontage (metres):	Approx. Year Built: <b>2014</b>
Depth / Size (ft.):	Bedrooms: <b>2</b>	Age: <b>4</b>
Lot Area (sq.ft.): <b>0.00</b>	Bathrooms: <b>1</b>	Zoning: <b>C-5</b>
Flood Plain:	Full Baths: <b>1</b>	Gross Taxes: <b>\$2,249.17</b>
Council Apprv?: <b>No</b>	Half Baths: <b>0</b>	For Tax Year: <b>2018</b>
Exposure: <b>Northeast</b>	Maint. Fee: <b>\$270.00</b>	Tax Inc. Utilities?:
If new, GST/HST inc?:		P.I.D.: <b>029-358-931</b>
Mgmt. Co's Name: <b>Rancho Management</b>		Tour: <b>Virtual Tour URL</b>
Mgmt. Co's Phone: <b>604-684-4508</b>		
View: <b>Yes: Mountains &amp; River</b>		
Complex / Subdiv:		
Services Connected: <b>Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water</b>		

Style of Home: **Corner Unit, End Unit**  
Construction: **Concrete**  
Exterior: **Concrete**  
Foundation: **Concrete Perimeter**  
Rain Screen: **Full**  
Renovations:  
Water Supply: **City/Municipal**  
Fireplace Fuel:  
Fuel/Heating: **Baseboard, Electric**  
Outdoor Area: **Balcony(s)**  
Type of Roof: **Tar & Gravel**

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

Total Parking: **1** Covered Parking: **1** Parking Access: **Front**  
Parking: **Garage; Underground, Visitor Parking**  
Locker: **Y**  
Dist. to Public Transit: **1** Dist. to School Bus: **1**  
Units in Development: **133** Total Units in Strata: **133**  
Title to Land: **Freehold Strata**  
Property Disc.: **Yes**  
Fixtures Leased: :  
Fixtures Rmvd: :  
Floor Finish: **Laminate, Tile, Wall/Wall/Mixed**

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Gas, Hot Water, Management, Recreation Facility**  
Legal: **PL EPS2243 LT 47 DL 356 LD 36. GROUP 1, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V.**  
Amenities: **Club House, Elevator, Exercise Centre, Garden, In Suite Laundry, Playground**

Site Influences: **Central Location, Golf Course Nearby, Private Setting, Recreation Nearby, Shopping Nearby**  
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Smoke Alarm, Sprinkler - Fire**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'3 x 13'9			x			x
Main	Kitchen	12'9 x 8'5			x			x
Main	Dining Room	6'4 x 8'			x			x
Main	Master Bedroom	10'6 x 10'11			x			x
Main	Bedroom	9'6 x 9'9			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	<b>758</b>	# of Rooms: <b>5</b>	# of Kitchens: <b>1</b>	# of Levels: <b>1</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	Crawl/Bsmt. Height:			1	<b>Main</b>	<b>4</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>0</b>	Restricted Area:			2				Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total):	<b>758 sq. ft.</b>	# or % of Rentals Allowed: <b>100%</b>			4				Garage Sz:
Unfinished Floor:	<b>0</b>	Bylaws: <b>Pets Allowed w/Rest., Rentals Allowed</b>			5				Door Height:
Grand Total:	<b>758 sq. ft.</b>	Basement: <b>None</b>			6				
					7				
					8				

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

**THE AUSTIN! Amazing panoramic views from this corner end unit with floor to ceiling windows from every room! This unique plan offers two spacious patios to entertain and take in the endless & ever changing Mountains and Fraser River views. Super bright and spacious home offers two large bedrooms on opposite sides each with access to their own patio. Gourmet Chef Inspired kitchen looks brand-new w/quartz counters, SS appliances, double under mount sink & a large breakfast bar for 4! Amazing amenities: Guest Suite/Lounge, gym/yoga, playground & LARGE common patio area w/BBQ, and fireplace. Steps to shopping, Vancouver Golf Course, and short walk to skytrain and Lougheed mall. Call for private viewing before the Open House. O/H Sat, Dec 8.**