

Presented by:
Katayoon Webb PREC*

RE/MAX Crest Realty
Phone: 604-315-8715

katayoonwebb@remax.net



Active
R2423056
Board: V
Apartment/Condo

311 2436 KELLY AVENUE

Port Coquitlam
Central Pt Coquitlam
V3C 1Y4

Residential Attached

\$483,000 (LP)
(SP)



Sold Date:	Frontage (feet):	Original Price: \$483,000
Meas. Type:	Frontage (metres):	Approx. Year Built: 2019
Depth / Size (ft.):	Bedrooms: 1	Age: 0
Lot Area (sq.ft.): 0.00	Bathrooms: 1	Zoning: RA1
Flood Plain: No	Full Baths: 1	Gross Taxes: \$0.00
Council Apprv?: No	Half Baths: 0	For Tax Year: 2019
Exposure: South	Maint. Fee: \$180.00	Tax Inc. Utilities?: No
If new, GST/HST inc?:		P.I.D.: 030-821-258
Mgmt. Co's Name: Fraser Property Management		Tour: Virtual Tour URL
Mgmt. Co's Phone: 604-466-7021		
View: No		
Complex / Subdiv: LUMIÈRE		
Services Connected: Electricity, Sanitary Sewer, Water		
Sewer Type: City/Municipal		

Style of Home: Upper Unit	Total Parking: 1	Covered Parking: 1	Parking Access: Rear
Construction: Frame - Wood	Parking: Garage; Underground		Locker: N
Exterior: Brick, Mixed	Dist. to Public Transit: 1	Dist. to School Bus: 1	
Foundation: Concrete Perimeter	Units in Development: 63	Total Units in Strata: 63	
Rain Screen: Full	Title to Land: Freehold Strata		
Renovations:	Metered Water: Y	Property Disc.: No	
Water Supply: City/Municipal	R.I. Fireplaces: 1	Fixtures Leased: No	
Fireplace Fuel: Electric	# of Fireplaces: 0	Fixtures Rmvd: Yes: Dining Room Light Fixture	
Fuel/Heating: Baseboard, Electric		Floor Finish: Laminate, Tile	
Outdoor Area: Balcony(s)			
Type of Roof: Asphalt, Other			

Maint Fee Inc: **Garbage Pickup, Gardening, Management, Sewer, Snow removal, Water**
 Legal: **STRATA LOT 46, PLAN EPS5726, DISTRICT LOT 289, 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, In Suite Laundry, Storage, Wheelchair Access**

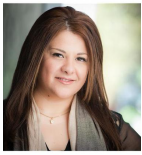
Site Influences: **Central Location, Paved Road, Recreation Nearby, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Microwave, Security System, Smoke Alarm, Sprinkler - Fire, Vacuum -**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	10' x 9'			x			x
Main	Dining Room	9' x 11'			x			x
Main	Living Room	11'5 x 12'7			x			x
Main	Master Bedroom	12'5 x 9'7			x			x
Main	Den	9' x 10'			x			x
					x			x
					x			x
					x			x
					x			x
					x			x

Finished Floor (Main): 791	# 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				Workshop/Shed:
Finished Floor (Basement): 0	# of Pets: 2	Cats: Yes	Dogs: Yes	3				Pool:
Finished Floor (Total): 791 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaws: Pets Allowed, Rentals Allowed			5				Grg Dr Ht:
Unfinished Floor: 0				6				
Grand Total: 791 sq. ft.	Basement: None			7				
				8				

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

LUMIÈRE is not just an ordinary NEW DEVELOPMENT. House Size Spacious Rooms | Incredible Floorplans | Floor to Ceiling Windows | 9' ceilings | Deluxe Lighting Package | Stainless Steel Appliances | Quartz Counter tops | 12 mm Bevelled Laminate Flooring | Under Mount Stainless Steel Sink | Wood Shaker Cabinets | Central Vacuum | Smart Thermostat | Wire Shelving In all Closets | TJI Silent Flooring | Parking | Bike Storage. These homes are perfect for someone to downsize to from a house, or a first-time home buyer that wants the space to grow or entertain. Incredible LOCATION with steps to the new Rec Center, Shopping, Schools, Westcoast Express, Trails and Gates Park. We have a few different units available at different price points. See it today and find your DREAM HOME. OH SUN DEC 8 2-4pm.



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Active
R2423067
Board: V
Apartment/Condo

402 2436 KELLY AVENUE

Port Coquitlam
Central Pt Coquitlam
V3C 1Y4

Residential Attached

\$453,800 (LP)
(SP)



Sold Date:	Frontage (feet):	Original Price: \$453,800
Meas. Type:	Frontage (metres):	Approx. Year Built: 2019
Depth / Size (ft.):	Bedrooms: 1	Age: 0
Lot Area (sq.ft.): 0.00	Bathrooms: 1	Zoning: RA1
Flood Plain: No	Full Baths: 1	Gross Taxes: \$0.00
Council Apprv?: No	Half Baths: 0	For Tax Year: 2019
Exposure: South	Maint. Fee: \$158.66	Tax Inc. Utilities?: No
If new, GST/HST inc?:		P.I.D.: 030-821-339
Mgmt. Co's Name: Fraser Property Management		Tour: Virtual Tour URL
Mgmt. Co's Phone: 604-466-7021		
View: No		
Complex / Subdiv: LUMIÈRE		
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Water		
Sewer Type: City/Municipal		

Style of Home: Upper Unit	Total Parking: 1	Covered Parking: 1	Parking Access: Rear
Construction: Frame - Wood	Parking: Garage; Underground		
Exterior: Brick, Mixed			Locker: Y
Foundation: Concrete Perimeter	Reno. Year:	Dist. to Public Transit: 1	Dist. to School Bus: 1
Rain Screen: Full	R.I. Plumbing:	Units in Development: 63	Total Units in Strata: 63
Renovations:		Title to Land: Freehold Strata	
Water Supply: City/Municipal	Metered Water: Y	Property Disc.: No	
Fireplace Fuel: Electric	R.I. Fireplaces: 1	Fixtures Leased: No	
Fuel/Heating: Baseboard, Electric	# of Fireplaces: 0	Fixtures Rmvd: No	
Outdoor Area: Balcony(s)		Floor Finish: Laminate, Tile	
Type of Roof: Asphalt, Other			

Maint Fee Inc: **Garbage Pickup, Gardening, Management, Sewer, Snow removal, Water**
 Legal: **STRATA LOT 54, PLAN EPS5726, DISTRICT LOT 289, 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, In Suite Laundry, Storage, Wheelchair Access**

Site Influences: **Central Location, Paved Road, Recreation Nearby, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Microwave, Security - Roughed In, Smoke Alarm, Sprinkler - Fire, Vacuum - Roughed In**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	10'9 x 9'			x			x
Main	Living Room	11' x 13'			x			x
Main	Dining Room	9' x 11'			x			x
Main	Master Bedroom	12'9 x 11'			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	Yes	Barn:
Finished Floor (Below): 0	Restricted Age:			2				Workshop/Shed:
Finished Floor (Basement): 0	# of Pets: 2	Cats: Yes	Dogs: Yes	3				Pool:
Finished Floor (Total): 712 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaws: Pets Allowed, Rentals Allowed			5				Grg Dr Ht:
Unfinished Floor: 0				6				
Grand Total: 712 sq. ft.	Basement: None			7				
				8				

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

LUMIÈRE is not just an ordinary NEW DEVELOPMENT. House Size Spacious Rooms | Incredible Floorplans | Floor to Ceiling Windows | 10' ceilings | Deluxe Lighting Package | Stainless Steel Appliances | Quartz Counter tops | 12 mm Beveled Laminate Flooring | Under Mount Stainless Steel Sink | Wood Shaker Cabinets | Central Vacuum | Smart Thermostat | Wire Shelving In all Closets | TJI Silent Flooring | Parking | Bike Storage. These homes are perfect for someone to downsize to from a house, or a first-time home buyer that wants the space to grow or entertain. Incredible LOCATION with steps to the new Rec Center, Shopping, Schools, Westcoast Express, Trails and Gates Park. We have a few different units available at different price points. See it today and find your DREAM HOME! OH SUN DEC 8, 2-4pm.



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Active
R2423082
Board: V
Apartment/Condo

405 2436 KELLY AVENUE

Port Coquitlam
Central Pt Coquitlam
V3C 1Y4

Residential Attached

\$691,500 (LP)
(SP)



Sold Date:	Frontage (feet):	Original Price: \$691,500
Meas. Type:	Frontage (metres):	Approx. Year Built: 2019
Depth / Size (ft.):	Bedrooms: 2	Age: 0
Lot Area (sq.ft.): 0.00	Bathrooms: 2	Zoning: RA1
Flood Plain: No	Full Baths: 1	Gross Taxes: \$0.00
Council Apprv?: No	Half Baths: 1	For Tax Year: 2019
Exposure: North	Maint. Fee: \$176.00	Tax Inc. Utilities?: No
If new, GST/HST inc?:		P.I.D.: 030-821-304
Mgmt. Co's Name: Fraser Property Management		Tour:
Mgmt. Co's Phone: 604-466-7021		
View: No		
Complex / Subdiv: LUMIÈRE		
Services Connected: Electricity, Sanitary Sewer, Water		
Sewer Type: City/Municipal		

Style of Home: Upper Unit	Total Parking: 1	Covered Parking: 1	Parking Access: Rear
Construction: Frame - Wood	Parking: Garage; Underground, Visitor Parking		
Exterior: Brick, Mixed			Locker: Y
Foundation: Concrete Perimeter	Reno. Year:	Dist. to Public Transit: 1	Dist. to School Bus: 1
Rain Screen: Full	R.I. Plumbing:	Units in Development: 63	Total Units in Strata: 63
Renovations:		Title to Land: Freehold Strata	
Water Supply: City/Municipal	Metered Water: Y	Property Disc.: No	
Fireplace Fuel: Electric	R.I. Fireplaces: 1	Fixtures Leased: :	
Fuel/Heating: Baseboard, Electric	# of Fireplaces: 0	Fixtures Rmvd: :	
Outdoor Area: Balcony(s)		Floor Finish: Laminate, Tile	
Type of Roof: Asphalt			

Maint Fee Inc: **Garbage Pickup, Gardening, Management, Sewer, Snow removal, Water**
 Legal: **STRATA LOT 51, PLAN EPS5726, DISTRICT LOT 289, 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, Garden, In Suite Laundry, Storage, Wheelchair Access**

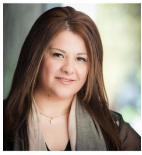
Site Influences: **Central Location, Paved Road, Recreation Nearby, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Microwave, Security System, Smoke Alarm, Sprinkler - Fire, Vacuum -**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	8' x 9'			x			x
Main	Dining Room	12' x 8'			x			x
Main	Living Room	12' x 12'			x			x
Main	Bedroom	9'10 x 8'10			x			x
Main	Master Bedroom	10'10 x 16'10			x			x
Main	Den	9'11 x 8'3			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 1,072	# of Rooms: 6	# 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	2	No	Workshop/Shed:
Finished Floor (Basement): 0	# of Pets: 2	Cats: Yes	Dogs: Yes	3				Pool:
Finished Floor (Total): 1,072 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaws: Pets Allowed, Rentals Allowed			5				Grg Dr Ht:
Unfinished Floor: 0				6				
Grand Total: 1,072 sq. ft.	Basement: None			7				
				8				

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

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Active
R2423111
Board: V
Apartment/Condo

407 2436 KELLY AVENUE

Port Coquitlam
Central Pt Coquitlam
V3C 1Y4

Residential Attached

\$450,300 (LP)
(SP)



Sold Date:	Frontage (feet):	Original Price: \$450,300
Meas. Type:	Frontage (metres):	Approx. Year Built: 2019
Depth / Size (ft.):	Bedrooms: 1	Age: 0
Lot Area (sq.ft.): 0.00	Bathrooms: 1	Zoning: RA1
Flood Plain: No	Full Baths: 1	Gross Taxes: \$0.00
Council Apprv?: No	Half Baths: 0	For Tax Year: 2019
Exposure: North	Maint. Fee: \$158.66	Tax Inc. Utilities?: No
If new, GST/HST inc?:		P.I.D.: 030-821-282
Mgmt. Co's Name: Fraser Property Management		Tour: Virtual Tour URL
Mgmt. Co's Phone: 604-466-7021		
View: No		
Complex / Subdiv: LUMIÈRE		
Services Connected: Electricity, Sanitary Sewer, Water		
Sewer Type: City/Municipal		

Style of Home: Upper Unit	Total Parking: 1	Covered Parking: 1	Parking Access: Rear
Construction: Frame - Wood	Parking: Garage; Underground, Visitor Parking		
Exterior: Brick, Mixed			Locker: N
Foundation: Concrete Perimeter	Reno. Year:	Dist. to Public Transit: 1	Dist. to School Bus: 1
Rain Screen: Full	R.I. Plumbing:	Units in Development: 63	Total Units in Strata: 63
Renovations:		Title to Land: Freehold Strata	
Water Supply: City/Municipal	Metered Water: Y	Property Disc.: No	
Fireplace Fuel: Electric	R.I. Fireplaces: 1	Fixtures Leased: :	
Fuel/Heating: Baseboard, Electric	# of Fireplaces: 0	Fixtures Rmvd: Yes: Dining Room Light	
Outdoor Area: Balcony(s)		Floor Finish: Laminate, Tile	
Type of Roof: Asphalt			

Maint Fee Inc: **Garbage Pickup, Gardening, Management, Sewer, Snow removal, Water**
 Legal: **STRATA LOT 49, PLAN EPS5726, DISTRICT LOT 289, 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, Garden, In Suite Laundry, Storage, Wheelchair Access**

Site Influences: **Central Location, Paved Road, Recreation Nearby, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Microwave, Security System, Smoke Alarm, Sprinkler - Fire, Vacuum -**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	10' x 9'			x			x
Main	Living Room	11' x 13'			x			x
Main	Dining Room	9' x 11'			x			x
Main	Master Bedroom	12'9 x 11'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 706	# 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	Yes	Barn:
Finished Floor (Below): 0	Restricted Age:			2				Workshop/Shed:
Finished Floor (Basement): 0	# of Pets: 2	Cats: Yes	Dogs: Yes	3				Pool:
Finished Floor (Total): 706 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaws: Pets Allowed, Rentals Allowed			5				Grg Dr Ht:
Unfinished Floor: 0				6				
Grand Total: 706 sq. ft.	Basement: None			7				
				8				

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

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