



Presented by:
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Active
R2808200
 Board: V
 Apartment/Condo

1403 3071 GLEN DRIVE
 Coquitlam
 North Coquitlam
 V3B 7R1

Residential Attached
\$788,888 (LP)
 (SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$788,888**
 Meas. Type: **Feet** Bedrooms: **2** Approx. Year Built: **1993**
 Frontage(feet): Bathrooms: **2** Age: **30**
 Frontage(metres): Full Baths: **2** Zoning: **RM-6**
 Depth / Size (ft.): Half Baths: **0** Gross Taxes: **\$1,785.25**
 Sq. Footage: **0.00** For Tax Year: **2023**
 Flood Plain: P.I.D.: **018-189-105** Tax Inc. Utilities?: **No**
 View: **Yes : Mt Baker, Glen Park, City** Tour:
 Complex / Subdiv: **Parc Laurent**
 First Nation Reserv...
 Services Connctd: **Electricity, Sanitary Sewer, Water**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **Corner Unit**
 Construction: **Concrete Frame**
 Exterior: **Glass, Mixed**
 Foundation: **Concrete Perimeter**

Renovations:
 # of Fireplaces: R.I. Fireplaces:
 Fireplace Fuel:
 Fuel/Heating: **Electric**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
 Type of Roof: **Other**

Reno. Year: **2022**
 Rain Screen:
 Metered Water:
 R.I. Plumbing:

Total Parking: **1** Covered Parking: **1** Parking Access: **Rear**
 Parking: **Garage; Underground**
 Dist. to Public Transit: **1 blk** Dist. to School Bus: **across street**
 Title to Land: **Freehold Strata**
 Property Disc.: **Yes**
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Laminate, Tile**

Legal: **STRATA LOT 104 SECTION 11 TOWNSHIP 39 NEW WESTMINSTER DISTRICT STRATA PLAN LMS806 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1.**

Amenities: **Bike Room, Elevator, Exercise Centre, In Suite Laundry, Sauna/Steam Room, Swirlpool/Hot Tub**

Site Influences: **Central Location, Golf Course Dev., Greenbelt, Recreation Nearby, Shopping Nearby, Treed**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Microwave**

Finished Floor (Main): **1,017**
 Finished Floor (Above): **0**
 Finished Floor (AbvMain2): **0**
 Finished Floor (Below): **0**
 Finished Floor (Basement): **0**
 Finished Floor (Total): **1,017 sq. ft.**
 Unfinished Floor: **0**
 Grand Total: **1,017 sq. ft.**

Suite:
 Basement: **None**
 Crawl/Bsmt. Ht: # of Levels: **1**
 # of Kitchens: **1** # of Rooms: **6**

Units in Development:
 Exposure:
 Mgmt. Co's Name: **Colyvan Pacific**
 Maint Fee: **\$422.39**
 Maint Fee Includes: **Caretaker, Garbage Pickup, Gardening, Hot Water, Management, Snow removal**

Bylaws Restrictions: **Pets Allowed w/Rest.**
 Restricted Age:
 # or % of Rentals Allowed:
 Short Term(<1yr)Rnt/Lse Alwd?: **No**
 Short Term Lse-Details:

Tot Units in Strata: **147** Locker: **Yes**
 Storeys in Building:
 Mgmt. Co's #: **604-683-8399**
 Council/Park Apprv?:

of Pets: **2** Cats: Dogs:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	12'11 x 9'6			x	1	Main	4	Yes
Main	Dining Room	17'1 x 8'3			x	2	Main	4	No
Main	Kitchen	9'1 x 8'			x	3			
Main	Primary Bedroom	14'5 x 10'1			x	4			
Main	Bedroom	10'8 x 10'6			x	5			
Main	Foyer	7' x 4'8			x	6			
		x			x	7			
		x			x	8			

Listing Broker(s): **RE/MAX Colonial Pacific Realty**

This one checks EVERY box! Updated 2BR/2BA in prime location, walking distance to all the Coquitlam Centre shops, restaurants and SkyTrain. New floors, fresh paint and new S/S appliances incl. washer/dryer and built-in microwave. EV charger for your Tesla and PANORAMIC VIEW of Mt. Baker, City & Glen Park. Quick possession possible. Showings at OPEN HOUSE AUG 26/27 (2:00-4:00pm). Offers AUG 29 by 6:00pm.