



Presented by:
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ALI MAHMOUDI
Personal Real Estate Corporation

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Active
R2987762
Board: V
Apartment/Condo

605 621 REGAN AVENUE

Coquitlam
Coquitlam West
V3J 0K1

Residential Attached

\$628,000 (LP)
(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: \$628,000
Meas. Type: Feet	Bedrooms: 1	Approx. Year Built: 2020
Frontage(feet):	Bathrooms: 1	Age: 5
Frontage(metres):	Full Baths: 1	Zoning: RM-3
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$2,114.45
Sq. Footage: 0.00		For Tax Year: 2024
Flood Plain:	P.I.D.: 031-015-522	Tax Inc. Utilities?:
View: :City		Tour: Virtual Tour URL
Complex / Subdiv: Simon 2		
First Nation		
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type:	Water Supply: City/Municipal	

Style of Home: **Other**
Construction: **Frame - Wood**
Exterior: **Mixed**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **R.I. Fireplaces:**
Fireplace Fuel:
Fuel/Heating: **Baseboard**
Outdoor Area: **Balcony(s)**
Type of Roof: **Other**

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

Total Parking: **1** Covered Parking: **1** Parking Access: **Lane**
Parking: **Garage; Underground**
Dist. to Public Transit:
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: **:**
Fixtures Rmvd: **:**
Floor Finish: **Mixed**

Dist. to School Bus:

Legal: **STRATA LOT 75, PLAN EPS6125, DISTRICT LOT 9, 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, Elevator, Exercise Centre, Garden, In Suite Laundry, Playground, Storage**

Site Influences:
Features:

Finished Floor (Main): **642**
Finished Floor (Above): **0**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **642 sq. ft.**
Unfinished Floor: **0**
Grand Total: **642 sq. ft.**

Units in Development:
Exposure:
Mgmt. Co's Name: **Colosseum**
Maint Fee: **\$300.00**
Maint Fee Includes: **Garbage Pickup, Gardening, Gas, Hot Water, Recreation Facility**

Tot Units in Strata: **82** Locker:
Storeys in Building:
Mgmt. Co's #:
Council/Park Apprv?:

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

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

of Pets: Cats: Dogs:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Foyer	9'9" x 4'5"			x	1	Main	3	Yes
Main	Kitchen	11'0" x 7'5"			x	2			
Main	Dining Room	10'9" x 6'9"			x	3			
Main	Living Room	10'9" x 10'0"			x	4			
Main	Primary Bedroom	13'0" x 9'1"			x	5			
Main	Den	8'0" x 6'0"			x	6			
		x			x	7			
		x			x	8			

Listing Broker(s): **Royal LePage Sussex**

TOP FLOOR 1 BED + DEN at SIMON 2, a BOUTIQUE, WELL-MAINTAINED building in the HEART of BURQUITLAM, just STEPS to SKYTRAIN. This BRIGHT and FUNCTIONAL 638 SQFT home features soaring 11' CEILINGS, large WINDOWS with STUNNING CITY VIEWS, and a spacious COVERED BALCONY. Enjoy a MODERN KITCHEN with QUARTZ COUNTERS, ample CABINETRY, STAINLESS STEEL APPLIANCES, and a GAS STOVE. The OPEN LAYOUT offers ideal living and dining space, plus a generous PRIMARY BEDROOM and versatile DEN. Situated on a QUIET STREET close to SHOPS, SAFEWAY, RESTAURANTS, and TRANSIT. Building amenities include a FITNESS CENTRE, MULTI-PURPOSE ROOM, BBQ AREA, PLAYGROUND, BIKE ROOM, and VISITOR PARKING. Includes 1 PARKING and STORAGE.