



Presented by:
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Active
R2343945
Board: V
Apartment/Condo

201 2253 WELCHER AVENUE

Port Coquitlam
Central Pt Coquitlam
V3C 1X2

Residential Attached
\$460,000 (LP)
(SP)



Sold Date:	Frontage (feet):	Original Price: \$460,000
Meas. Type:	Frontage (metres):	Approx. Year Built: 1994
Depth / Size (ft.):	Bedrooms: 2	Age: 25
Lot Area (sq.ft.): 0.00	Bathrooms: 2	Zoning: MF
Flood Plain:	Full Baths: 2	Gross Taxes: \$1,396.01
Council Apprv?:	Half Baths: 0	For Tax Year: 2017
Exposure:	Maint. Fee: \$381.79	Tax Inc. Utilities?:
If new, GST/HST inc?:		P.I.D.: 018-770-222
Mgmt. Co's Name: Profile Properties		Tour: Virtual Tour URL
Mgmt. Co's Phone: 604-464-7548		
View: :		
Complex / Subdiv: St. James Gate		
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		

Style of Home: 1 Storey, Inside Unit	Total Parking: 2	Covered Parking: 2	Parking Access: Front
Construction: Frame - Wood	Parking: Garage; Underground		Locker:
Exterior: Brick, Hardi Plank			Dist. to School Bus: Close
Foundation: Concrete Perimeter	Reno. Year:	Dist. to Public Transit: 1 Block	Total Units in Strata: 21
Rain Screen: Full	R.I. Plumbing:	Units in Development: 21	
Renovations:	R.I. Fireplaces:	Title to Land: Freehold Strata	
Water Supply: City/Municipal	# of Fireplaces: 1	Property Disc.: Yes	
Fireplace Fuel: Gas - Natural		Fixtures Leased: :	
Fuel/Heating: Baseboard, Electric, Natural Gas		Fixtures Rmvd: :	
Outdoor Area: Balcony(s)		Floor Finish:	
Type of Roof: Torch-On			

Maint Fee Inc: **Garbage Pickup, Gardening, Gas, Hot Water, Management, Snow removal**
 Legal: **PL LMS1412 LT 7 DL 289 LD 36. TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE.**
 Amenities: **Club House, Elevator, In Suite Laundry**

Site Influences:
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	11'8 x 7'0			x			x
Main	Dining Room	12'11 x 8'6			x			x
Main	Living Room	11'11 x 11'11			x			x
Main	Master Bedroom	13'4 x 11'11			x			x
Main	Bedroom	11'7 x 9'4			x			x
Main	Den	6'1 x 5'9			x			x
Main	Laundry	6'10 x 6'8			x			x
Main	Foyer	6'1 x 5'9			x			x
		x			x			
		x			x			

Finished Floor (Main):	1,175	# of Rooms: 8	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:			1	Main	5	Yes	Barn:
Finished Floor (Below):	0	Restricted Age:			2	Main	3	No	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:	Cats: Yes	Dogs: Yes	3				Pool:
Finished Floor (Total):	1,175 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	0	Bylaws: Pets Allowed w/Rest., Rentals Not Allowed			5				Door Height:
Grand Total:	1,175 sq. ft.	Basement: None			6				
					7				
					8				

Listing Broker(s): **Sutton Group-West Coast Realty**

You won't find a larger, better renovated 2 bedroom + den condo in Central Port Coquitlam. This south facing, open floorplan allows natural light & fresh air to stream in year round. Inside you'll find new appliances, updated cabinetry, gas fireplace, new floors, a huge master en-suite with double sinks, updated fixtures and a covered patio for rain or shine! Rainscreened building with 10 year old exterior, roof, railings, windows, and decking. Quiet location next to Elks Park within easy walking distance to the City Centre, the NEW Port Coquitlam Recreation Centre, and close to public transit, West Coast Express Train, Evergreen line Skytrain Station, to Gates Park, the 25.3 km PoCo Traboulay trail, shopping, café's & more. Two parking stalls included. Ready for IMMEDIATE POSSESSION.

