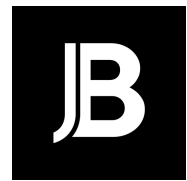




Presented by:
Jordan Bosa PREC*

RE/MAX Crest Realty
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Active
R2887233
Board: V
Apartment/Condo

502 2362 WHYTE AVENUE

Port Coquitlam
Central Pt Coquitlam
V3C 2A4

Residential Attached

\$749,000 (LP)
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$749,000
Meas. Type:	Bedrooms: 2	Approx. Year Built: 2014
Frontage(feet):	Bathrooms: 1	Age: 10
Frontage(metres):	Full Baths: 1	Zoning: MF
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$2,169.05
Sq. Footage: 0.00		For Tax Year: 2023
Flood Plain:	P.I.D.: 029-229-618	Tax Inc. Utilities?:
View: Yes : MOUNTAINS & COQUITLAM RIVER		Tour: Virtual Tour URL
Complex / Subdiv: AQUILA		
First Nation:		
Services Connctd: Electricity, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **End Unit, Penthouse**
Construction: **Frame - Wood**
Exterior: **Mixed**
Foundation: **Concrete Perimeter**

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

Reno. Year: **2024**
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **1** Covered Parking: **1** Parking Access: **Side**
Parking: **Garage; Single**
Dist. to Public Transit: **1 BLK** Dist. to School Bus: **5 BLKS**
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Laminate, Tile**

Legal: **STRATA LOT 14, PLAN EPS1767, DISTRICT LOT 379, 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, In Suite Laundry, Storage, Wheelchair Access**

Site Influences: **Central Location, Gated Complex, Greenbelt, Lane Access, Recreation Nearby, Shopping Nearby**
Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Smoke Alarm, Vaulted Ceiling**

Finished Floor (Main): 910	Units in Development: 14	Tot Units in Strata: 14	Locker: Yes
Finished Floor (Above): 0	Exposure:	Storeys in Building: 5	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: FRASER PROPERTY MANAGEMENT	Mgmt. Co's #: 604-466-7021	
Finished Floor (Below): 0	Maint Fee: \$543.43	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Garbage Pickup, Gardening, Hot Water, Management, Other, Water		
Finished Floor (Total): 910 sq. ft.			
Unfinished Floor: 0			
Grand Total: 910 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allowed		
Suite:	Restricted Age:	# of Pets: 2	Cats: Yes Dogs: Yes
Basement: None	# or % of Rentals Allowed:		
Crawl/Bsmt. Ht:	Short Term (<1yr) Rnt/Lse Alwd?: No		
# of Kitchens: 1	Short Term Lse-Details:		
# of Levels: 1			
# of Rooms: 7			

Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Foyer	11'10" x 4'3"	1	Main	3	Yes
Main	Dining Room	13' x 5'	2			
Main	Bedroom	11'9" x 7'2"	3			
Main	Kitchen	7'11" x 11'4"	4			
Main	Living Room	13'6" x 14'4"	5			
Main	Primary Bedroom	9'5" x 15'	6			
Main	Walk-In Closet	5'5" x 5'	7			
		x	8			

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

Welcome to Aquila! Corner Penthouse overlooking Coquitlam River & surrounding mountains. Perfect for those who want the buzz of city life at their fingertips without sacrificing comfort this 2 bedroom, 2 bath has it all. Air conditioned and tasteful upgrades. Spend evenings on the 2 expansive decks overlooking the beautiful river, mountains and PoCo trail. The spacious and airy design offers 10 foot vaulted ceilings, oversized windows to bring in natural light, beautiful flooring, gourmet kitchen with quartz countertops & S/S appliances. Walk in closet with ensuite plus high end custom built cabinets in dining room and bedroom. The penthouse is an ideal fit for anyone looking to live in a bright, lofty space with stunning top-notch amenities.