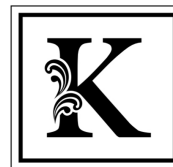




Presented by:
Sam Kochhar

RE/MAX City Realty
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Active
R3059109

Board: V
Apartment/Condo

101 721 ANSKAR COURT

Coquitlam
Coquitlam West
V3J 0L4

Residential Attached

\$679,900 (LP)

(SP)



Sold Date:	If new,GST/HST inc?: Yes	Original Price: \$679,900
Meas. Type:	Bedrooms: 2	Approx. Year Built: 2021
Frontage(feet):	Bathrooms: 1	Age: 4
Frontage(metres):	Full Baths: 1	Zoning: RM-3
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$2,104.48
Sq. Footage: 0.00		For Tax Year: 2024
Flood Plain:	P.I.D.: 031-579-418	Tax Inc. Utilities?: No
View: Yes :Greens Play Area		Tour: Virtual Tour URL
Complex / Subdiv: The Oaks		
First Nation		
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **Corner Unit, Ground Level Unit**
Construction: **Frame - Wood**
Exterior: **Brick, Mixed, Wood**
Foundation: **Concrete Perimeter**

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

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

Total Parking: **1** Covered Parking: **1** Parking Access: **Front**
Parking: **Add. Parking Avail., Garage; Underground, Visitor Parking**
Dist. to Public Transit: **2 mins to walk** Dist. to School Bus: **Walking 15 mins**
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: **:**
Fixtures Rmvd: **:**
Floor Finish: **Laminate, Mixed, Tile**

Legal: **STRATA LOT 1, PLAN EPS5626, DISTRICT LOT 106, GROUP 1, NEW WESTMINSTER LAND DISTRICT, PHASE 1, 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, Club House, Elevator, Exercise Centre, Garden, In Suite Laundry, Playground, Recreation Center, Storage, Wheelchair Access**

Site Influences: **Central Location, Cul-de-Sac, Golf Course Nearby, Private Setting, Recreation Nearby, Shopping Nearby**

Features: **Clothes Dryer, Clothes Washer, Dishwasher, Drapes/Window Coverings, Microwave, Refrigerator, Smoke Alarm, Sprinkler - Fire, Stove**

Finished Floor (Main): 743	Units in Development: 398	Tot Units in Strata:	Locker: Yes
Finished Floor (Above): 0	Exposure: Southwest	Storeys in Building: 6	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: First Service Residential	Mgmt. Co's #: 604-683-8900	
Finished Floor (Below): 0	Maint Fee: \$386.24	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Caretaker, Garbage Pickup, Gardening, Gas, Hot Water, Management, Recreation Facility, Snow removal		
Finished Floor (Total): 743 sq. ft.			
Unfinished Floor: 0			
Grand Total: 743 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allwd w/Restrctns		
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: 5			

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

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

Ground-Floor Corner Gem at 721 Anskar Court, Coquitlam Step into this rare corner ground-floor residence that truly feels like a townhouse. Featuring the largest floor plan in the building, it blends style, comfort, and privacy. The spacious private patio opens onto a lush green garden - perfect for coffee, relaxation, or entertaining. With wheelchair access, no neighbour interference, & natural light from multiple sides, this quiet corner home offers peace & convenience. Next to the gym, it feels like having your own private fitness space. A perfect mix of space, serenity, and accessibility in the heart of Coquitlam. Call NOW to make it yours !! A Perfect Holiday GIFT...