


Presented by:
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Coquitlam, North Coquitlam Residential Attached
2404 2980 ATLANTIC AV, V3B 0G2 MLS# V808191 **Active**

	List Price: \$327,900	Previous Price: \$337,900	
	Subdiv/Complex: LEVO Frontage: _____ Approx Yr Blt: 2009 PID: 028-080-858 Depth/Size: _____ Age at List Date 1 Type: Apartment/Condo Lot SqFt: 0 Bedrooms: 1 Zoning: MF Exposure: E Bathrooms: 1 Taxes: \$0 (2009) Stories in Bldg: Full Baths: 1 Gst Incl: Flood Plain: Half Baths: 0 Apprvl Req: No Meas. Type: Tax Incl Utilities: No Fixtures Lsd: N Fixt Removed: N View: Y - MOUNTAIN & CITY		

Style of Home: Upper Unit Construction: Concrete Foundation: Concrete Block Exterior: Concrete, Glass Rain Screen: Full Type of Roof: Other Renovations: _____ Flooring: Mixed Water Supply: City/Municipal Heat/Fuel: Baseboard, Electric No. of Fireplaces: 1 Fireplace Fuel: Electric Outdoor Area: Balcony(s)	R/I Plumbing: Reno Year: _____ R/I Fireplaces: _____	Total Parking: 1 Covered Parking: 1 Parking Access: Lane Parking Facilities: Garage; Underground Dist to Public Trans: 1 BLK Units in Development: 257 Locker: Yes Possession: Title to Land: Freehold Strata Seller's Interest: Registered Owner Mortgage Info: \$0 Property Disclosure: Y Bylaw Restrictions: No Restrictions
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Maint Charge Incl: Gardening, Garbage Pickup, Hot Water, Management, Recreation Facility, Snow removal

Legal: PL BCS 3642 LT 167 DL 384A LD 36
 Amenities: Elevator, In Suite Laundry, Recreation Center, Storage
 Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW, Compactor - Garbage

Site Influences: Central Location, Paved Road, Private Setting, Rural Setting, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	18' X 10'10						
Main F.	Kitchen	9' X 8'8						
Main F.	Bedroom	10'6 X 10'3						

Floor Area (SqFt):	Total # Rooms: 3	Bathrooms
Finished Floor Area Main: 558	Finished Levels: 1	1 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up: 0	Basement Area: None	2
Finished Floor Area Down: 0		3
Finished Floor Area Bsmt: 0	Bsmt Height:	4
Total Finished Floor Area: 558	Restricted Age:	5
	# Pets / Cats; Dogs:	6
Unfinished Floor Area: 0	# or % Rentals:	7
Grand Total Floor Area: 558		8

Listing Broker(s): (1) Sutton Grp-West Coast Realty

Bright & spacious this 1 bdrm, 1 bath unit has it all. Great location close to Coquitlam Centre, Aquatic Rec Ctr & all means of transportation. Magnificent unobstructed views, great facilities & one of a kind roof top deck. Open floor plan, gourmet kitchen with S/S appliances & granite countertops. Pet friendly building with no restrictions, insuite laundry, 1 storage locker & 1 parking.