

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



List Price: \$337,900 Previous Price:

Subdiv/Complex: THE LEJO

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:	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	Total Parking:	1	Covered Parking:	1
Construction:	Concrete	Parking Access:	Lane		
Foundation:	Concrete Block	Parking Facilities:	Garage; Underground		
Exterior:	Concrete, Glass				
Rain Screen:	Full	R/I Plumbing:			
Type of Roof:	Other				
Renovations:		Reno Year:		Dist to Public Trans:	1 BLK
Flooring:	Mixed			Units in Development:	257
Water Supply:	City/Municipal			Locker:	Yes
Heat/Fuel:	Baseboard, Electric			Possession:	
No. of Fireplaces:	1	R/I Fireplaces:		Title to Land:	Freehold Strata
Fireplace Fuel:	Electric			Seller's Interest:	Registered Owner
Outdoor Area:	Balcony(s)			Mortgage Info:	\$0
Mngmt Co:	MCDONALD COMM R.G.			Property Disclosure:	Y
Mngmt Ph:	604-736-5611	Maint Fee:	\$160.33	Bylaw Restrictions:	No Restrictions

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	14' X 11'						
Main F.	Kitchen	8'5 X 9'						
Main F.	Bedroom	10'2 X 11'						

<b>Floor Area (SqFt):</b>	Total # Rooms:	3	<b>Bathrooms</b>
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. Easy to show. I will be waiting...Open House Sat & Sun Feb 6th & 7th, 2-4 pm.