



**RAMIREZ** REAL ESTATE

# BRIGHT CORNER UNIT WITH LARGE DECK

415-2465 WILSON AVENUE | PORT COQUITLAM | V3C 0E6



**2 BEDROOMS**

**2 BATHROOMS**

**829 SQ FT**

**CENTRAL LOCATION**

## DESCRIPTION

This bright 2 bedroom, 2 bathroom corner unit features an oversized deck and is located on the quiet side of the building. This home boasts laminate flooring throughout (no carpet), 9' ceilings and heated floors in both bathrooms. The kitchen has solid wood cabinetry, quartz countertops, tiled backsplash & stainless steel appliances. BONUS 2 parking spaces, and a private storage locker perfect for bikes, etc. Loads of amenities in this complex including meeting rooms, a guest suite, electric car charging station, car wash area, dog wash, gym, sauna, library, table tennis, visitor parking and more! Located next to the Coquitlam River, Poco Trail for walking or cycling, Gates park, plus downtown amenities & transit (walking distance to West Coast Express).

## SPECIFICATIONS

STYLE OF HOME:	CORNER/END UNIT
YEAR BUILT:	2017
WATER SUPPLY:	CITY/MUNICIPAL
FEATURES:	SHOPPING/REC NEARBY



**KWELITE REALTY**  
KELLER WILLIAMS

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**RAMIREZREALESTATE.CA**

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**Active**  
**R2743581**  
 Board: V  
 Apartment/Condo

## 415 2465 WILSON AVENUE

Port Coquitlam  
 Central Pt Coquitlam  
 V3C 0E6

Residential Attached

**\$669,900** (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$669,900</b>
Meas. Type:	Bedrooms: <b>2</b>	Approx. Year Built: <b>2017</b>
Frontage(feet):	Bathrooms: <b>2</b>	Age: <b>6</b>
Frontage(metres):	Full Baths: <b>2</b>	Zoning: <b>STRATA</b>
Depth / Size (ft.):	Half Baths: <b>0</b>	Gross Taxes: <b>\$1,975.66</b>
Sq. Footage: <b>0.00</b>		For Tax Year: <b>2022</b>
Flood Plain:	P.I.D.: <b>030-190-444</b>	Tax Inc. Utilities?: <b>No</b>
View: <b>:</b>		Tour:
Complex / Subdiv: <b>ORCHID PHASE 2</b>		
First Nation:		
Services Connctd: <b>Electricity, Storm Sewer, Water</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

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

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

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

Total Parking: **2** Covered Parking: **2** Parking Access: **Side**  
 Parking: **Garage; Underground, Visitor Parking**  
 Dist. to Public Transit: **1 Block** Dist. to School Bus:  
 Title to Land: **Freehold Strata**  
 Property Disc.: **Yes**  
 Fixtures Leased: **No**  
 Fixtures Rmvd: **No**  
 Floor Finish: **Laminate**

Legal: **STRATA LOT 143, PLAN EPS3566, 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, Exercise Centre, In Suite Laundry, Storage**

Site Influences: **Central Location**  
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings**

Finished Floor (Main): <b>829</b>			Units in Development: <b>185</b>			Tot Units in Strata: <b>185</b>			Locker:		
Finished Floor (Above): <b>0</b>			Exposure:			Storeys in Building: <b>6</b>					
Finished Floor (AbvMain2): <b>0</b>			Mgmt. Co's Name: <b>Remi Realty</b>			Mgmt. Co's #: <b>604-530-9944</b>					
Finished Floor (Below): <b>0</b>			Maint Fee: <b>\$374.72</b>			Council/Park Apprv?:					
Finished Floor (Basement): <b>0</b>			Maint Fee Includes: <b>Garbage Pickup, Gardening, Hot Water, Management, Snow removal</b>								
Finished Floor (Total): <b>829 sq. ft.</b>											
Unfinished Floor: <b>0</b>											
Grand Total: <b>829 sq. ft.</b>			Bylaws Restrictions: <b>Pets Allowed w/Rest., Rentals Allowed</b>								
Suite:			Restricted Age:			# of Pets:			Cats: Dogs:		
Basement: <b>None</b>			# or % of Rentals Allowed:								
Crawl/Bsmt. Ht:			Short Term(<1yr)Rnt/Lse Alwd?: <b>No</b>								
# of Kitchens: <b>1</b>			Short Term Lse-Details:								
# of Levels: <b>1</b>											
# of Rooms: <b>6</b>											
Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?		
Main	Great Room	17'6 x 13'0			x	1	Main	3	Yes		
Main	Kitchen	9'6 x 9'0			x	2	Main	4	No		
Main	Bedroom	13'8 x 10'4			x	3					
Main	Walk-In Closet	6'0 x 4'8			x	4					
Main	Bedroom	11'2 x 8'4			x	5					
Main	Foyer	5'0 x 4'10			x	6					
		x			x	7					
		x			x	8					

Listing Broker(s): **Keller Williams Elite Realty**

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