



Presented by:

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**Sold**  
**R2366736**  
Board: V  
Apartment/Condo

## 1802 3007 GLEN DRIVE

Coquitlam  
North Coquitlam  
V3B 0L8

Residential Attached

**\$618,000** (LP)

**\$606,000** (SP)



List Date: **5/6/2019** Frontage (feet): Original Price: **\$618,000**  
 Days on Market: **21** Frontage (metres): Approx. Year Built: **2015**  
 Sold Date: **5/27/2019** Bedrooms: **2** Age: **4**  
 Meas. Type: **Feet** Bathrooms: **2** Zoning: **C4**  
 Depth / Size (ft.): Maint. Fee: **\$333.44** Gross Taxes: **\$2,560.00**  
 Lot Area (sq.ft.): **0.00** Council Apprv?: For Tax Year: **2018**  
 Flood Plain: Exposure: Tax Inc. Utilities?: **No**  
 If new, GST/HST inc?: P.I.D.: **029-646-049**  
 Mgmt. Co's Name: Tour: **Virtual Tour URL**  
 Mgmt. Co's Phone:  
 View: **Yes: Lafarge Lake, Mountain & City**  
 Complex / Subdiv: **Evergreen**  
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: <b>Corner Unit, Upper Unit</b>	Total Parking: <b>1</b> Covered Parking: <b>1</b> Parking Access: <b>Side</b>
Construction: <b>Concrete</b>	Parking: <b>Garage; Underground</b>
Exterior: <b>Concrete, Glass</b>	Locker: <b>Y</b>
Foundation: <b>Concrete Perimeter</b>	Dist. to School Bus:
Rain Screen:	Total Units in Strata: <b>195</b>
Renovations:	Dist. to Public Transit:
Water Supply: <b>City/Municipal</b>	Units in Development:
Fireplace Fuel:	Title to Land: <b>Freehold Strata</b>
Fuel/Heating: <b>Baseboard, Electric</b>	Reno. Year:
Outdoor Area: <b>Balcony(s)</b>	R.I. Plumbing:
Type of Roof: <b>Torch-On</b>	R.I. Fireplaces:
	# of Fireplaces: <b>0</b>
	Property Disc.: <b>Yes</b>
	Fixtures Leased: <b>No</b>
	Fixtures Rmvd: <b>No</b>
	Floor Finish: <b>Laminate, Tile</b>

Maint Fee Inc: **Other**  
 Legal: **STRATA LOT 110, PLAN EPS2423, DISTRICT LOT 386, 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, Exercise Centre, In Suite Laundry**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	10'9 x 10'2			x			x
Main	Dining Room	7'5 x 10'			x			x
Main	Kitchen	8' x 8'3			x			x
Main	Master Bedroom	10'4 x 11'			x			x
Main	Bedroom	9'10 x 10'7			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): <b>843</b>	# of Rooms: <b>5</b>	# of Kitchens: <b>1</b>	# of Levels: <b>1</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>0</b>	Crawl/Bsmt. Height:			1	Main	3	Yes	Barn:
Finished Floor (Below): <b>0</b>	Restricted Age:			2	Main	4	No	Workshop/Shed:
Finished Floor (Basement): <b>0</b>	# of Pets:	Cats: <b>Yes</b>	Dogs: <b>Yes</b>	3				Pool:
Finished Floor (Total): <b>843 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaws: <b>Pets Allowed, Rentals Allowed</b>			5				Door Height:
Unfinished Floor: <b>0</b>				6				
Grand Total: <b>843 sq. ft.</b>	Basement: <b>None</b>			7				
				8				

Listing Broker(s): **Sutton Group-West Coast Realty**

**Come view this fabulous 2 bedrm, 2 bathrm home with an efficient layout. Corner unit with a spectacular view of Lafarge Lake, Burke Mountain and the surrounding cityscape! Bright, modern space with floor to ceiling windows. Features include sleek Italian soft close cabinets, under counter lights, gas cooktop, quartz counters/ breakfast bar. The living room has access to a generous balcony where you can sip coffee & bring the outside in! Spa inspired bathrooms feature recessed shelving in the shower and modern fixtures. Take advantage of the well equipped gym, lounge/party room and outdoor green space with barbecue! Unbeatable location with fantastic walk score close to Coquitlam Center, restaurants, services and skytrain. 1 parking & 1 storage. An amazing place to call HOME!**