



Presented by:

Esther Wong

Sutton Group-West Coast Realty

Phone: 604-710-0364

http://www.estherwong.ca

esther@estherwong.ca



WestCoast Realty
You've found a home

Active
R2621791
Board: V
Apartment/Condo

2901 2980 ATLANTIC AVENUE

Coquitlam
North Coquitlam
V3B 0G2

Residential Attached
\$760,000 (LP)
(SP) **M**



Sold Date:	If new, GST/HST inc?:	Original Price: \$760,000
Meas. Type: Feet	Bedrooms: 2	Approx. Year Built: 2009
Frontage(feet):	Bathrooms: 2	Age: 12
Frontage(metres):	Full Baths: 2	Zoning: STRATA
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$3,162.17
Sq. Footage: 0.00		For Tax Year: 2020
Flood Plain:	P.I.D.: 028-081-226	Tax Inc. Utilities?: No
View: Yes : Mountains and City		Tour: Virtual Tour URL
Complex / Subdiv:		
Services Connctd: Natural Gas, None, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **Corner Unit, Upper Unit**
Construction: **Concrete**
Exterior: **Glass, Stucco**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **0** R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **Balcony(s)**
Type of Roof: **Other**

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

Total Parking: **1** Covered Parking: **1** Parking Access: **Rear**
Parking: **Garage; Single, Visitor Parking**
Dist. to Public Transit:
Title to Land: **Freehold Strata** Dist. to School Bus:
Property Disc.: **No**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Hardwood, Tile, Wall/Wall/Mixed**

Legal: **STRATA LOT 204, PLAN BCS3642, DISTRICT LOT 384A, 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: **Elevator, Garden, In Suite Laundry**

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

Finished Floor (Main):	972
Finished Floor (Above):	0
Finished Floor (AbvMain2):	0
Finished Floor (Below):	0
Finished Floor (Basement):	0
Finished Floor (Total):	972 sq. ft.
Unfinished Floor:	0
Grand Total:	972 sq. ft.

Units in Development:
Exposure:
Mgmt. Co's Name: **Stratawest Management**
Maint Fee: **\$435.64**
Maint Fee Includes: **Caretaker, Garbage Pickup, Gardening, Gas, Hot Water, Management, Snow removal**
Tot Units in Strata: **258** Locker: **Yes**
Storeys in Building: **37**
Mgmt. Co's #: **604-904-6565**
Council/Park Apprv?:

Suite:
Basement: **None**
Crawl/Bsmt. Ht: # of Levels: **1**
of Kitchens: **1** # of Rooms: **6**

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allowed, Smoking Restrictions**
Restricted Age: # of Pets: **2** Cats: **Yes** Dogs: **Yes**
or % of Rentals Allowed:
Short Term(<1yr)Rnt/Lse Alwd?: **No**
Short Term Lse-Details:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	14' x 13'3			x	1	Main	4	Yes
Main	Dining Room	13' x 8'6			x	2	Main	3	No
Main	Kitchen	11' x 8'8			x	3			
Main	Master Bedroom	12' x 10'5			x	4			
Main	Bedroom	10'2 x 8'10			x	5			
Main	Foyer	7'5 x 4'1			x	6			
		x			x	7			
		x			x	8			

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

Outstanding 2 bedroom, 2 bathroom home at Levo with spectacular mountain & city views from the 29th floor! This northwest corner unit features large floor to ceiling windows that lets the light flow in. Efficient layout with no wasted space. The modern kitchen with stainless steel appliances & generous cabinets opens up into the spacious living & dining room enhanced with warm wood flooring. 247 sqft of balcony space just off the living room is a highly desirable extension of the living space. Separated bedrooms provide maximum privacy. Unbeatable location steps away from skytrain, T&T, Walmart, Kin's Market, Coquitlam Centre & all the fantastic restaurants and services in the city center. 1 secured parking and 1 storage locker. This is a home for those with discerning taste.