



Presented by:  
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**Sold**  
**R2361961**  
 Board: V  
 Townhouse

**40 2138 SALISBURY AVENUE**  
 Port Coquitlam  
 Glenwood PQ  
 V3B 1Y1

Residential Attached  
**\$799,000 (LP)**  
**\$775,000 (SP)**



List Date: **4/23/2019** Frontage (feet):  
 Days on Market: **15** Frontage (metres):  
 Sold Date: **5/8/2019** Bedrooms: **4**  
 Meas. Type: **Feet** Bathrooms: **4**  
 Depth / Size (ft.): Maint. Fee: **\$216.06**  
 Lot Area (sq.ft.): **0.00** Council Apprv?: **No**  
 Flood Plain: Exposure: **North**  
 If new, GST/HST inc?:  
 Mgmt. Co's Name: **Fraser Property Mgmt**  
 Mgmt. Co's Phone: **604-466-7021**  
 View: **Yes: Burke Mountain**  
 Complex / Subdiv: **Salisbury Lane**  
 Services Connected: **Electricity, Sanitary Sewer, Storm Sewer, Water**

Original Price: **\$799,000**  
 Approx. Year Built: **2015**  
 Age: **4**  
 Zoning: **RTH3**  
 Gross Taxes: **\$3,057.08**  
 For Tax Year: **2018**  
 Tax Inc. Utilities?: **No**  
 P.I.D.: **029-547-563**  
 Tour: **Virtual Tour URL**

Style of Home: **3 Storey**  
 Construction: **Frame - Wood**  
 Exterior: **Hardi Plank**  
 Foundation: **Concrete Perimeter**  
 Rain Screen: **Full**  
 Renovations:  
 Water Supply: **City/Municipal**  
 Fireplace Fuel:  
 Fuel/Heating: **Baseboard, Electric**  
 Outdoor Area: **Balcony(s)**  
 Type of Roof: **Asphalt**

Reno. Year:  
 R.I. Plumbing:  
 R.I. Fireplaces:  
 # of Fireplaces: **0**

Total Parking: **2** Covered Parking: **2** Parking Access: **Rear**  
 Parking: **Garage; Double**  
 Locker: **N**  
 Dist. to Public Transit:  
 Units in Development:  
 Title to Land: **Freehold Strata**  
 Property Disc.: **Yes**  
 Fixtures Leased: **:**  
 Fixtures Rmvd: **:**  
 Floor Finish: **Laminate, Mixed**

Dist. to School Bus:  
 Total Units in Strata: **18**

Maint Fee Inc: **Garbage Pickup, Gardening, Management**  
 Legal: **STRATA LOT 6, PLAN EPS2549, DISTRICT LOT 465, 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: **In Suite Laundry**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**  
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'7 x 11'9			x			x
Main	Kitchen	13'6 x 8'4			x			x
Main	Dining Room	11' x 10'6			x			x
Above	Master Bedroom	12'2 x 11'9			x			x
Above	Bedroom	9'2 x 8'9			x			x
Above	Bedroom	9'2 x 9'			x			x
Below	Bedroom	14'8 x 14'2			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	<b>671</b>	# of Rooms: <b>7</b>	# of Kitchens: <b>1</b>	# of Levels: <b>3</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>682</b>	Crawl/Bsmt. Height:			1	Main	<b>2</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>394</b>	Restricted Age:			2	Above	<b>4</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	# of Pets: <b>1</b>	Cats: <b>Yes</b>	Dogs: <b>Yes</b>	3	Above	<b>4</b>	<b>Yes</b>	Pool:
Finished Floor (Total):	<b>1,747 sq. ft.</b>	# or % of Rentals Allowed:	<b>Pets Allowed w/Rest., Rentals Allowed</b>		4	Below	<b>4</b>	<b>No</b>	Garage Sz:
Unfinished Floor:	<b>0</b>	Bylaws:			5				Door Height:
Grand Total:	<b>1,747 sq. ft.</b>	Basement: <b>None</b>			6				
					7				
					8				

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

**This HOME has everything you have been looking for! Modern 4 bdrm, 4 bathroom, 1747 sq ft END UNIT townhome at SALISBURY LANE. Enhanced privacy with views into the fenced garden from the living room and an open view down the lane from the balcony. Bright and airy with generous windows throughout. Efficient, open layout. The kitchen features a breakfast bar, sleek cabinets, quartz counters, subway tiles and stainless steel appliances. Spacious dining room with work-space nook leads to a sheltered balcony ideal for entertaining or just relaxing with a drink. Flex space on ground floor can be 4th bedroom or rec room with ensuite. Double garage with ample storage room. Quiet location close to schools, shopping & services. OPEN HOUSE SATURDAY, MAY 11 FROM 2-4 PM.**