



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

Sold
R2709470
Board: V
Apartment/Condo

4218 2180 KELLY AVENUE

Port Coquitlam
Central Pt Coquitlam
V3C 3B1

Residential Attached

\$599,800 (LP)

\$610,000 (SP) **M**



List Date: 7/14/2022	If new, GST/HST inc?:	Original Price: \$599,800
Days On Market: 6	Bedrooms: 2	Approx. Year Built: 2021
Sold Date: 7/20/2022	Bathrooms: 2	Age: 1
Meas. Type:	Full Baths: 2	Zoning: CD35
Frontage(feet):	Half Baths: 0	Gross Taxes: \$0.00
Frontage(metres):	Flood Plain:	For Tax Year:
Depth / Size (ft.):	P.I.D.: 031-465-641	Tax Inc. Utilities?:
Sq. Footage: 0.00		Tour: Virtual Tour URL
View: Yes : Garden View		
Complex / Subdiv:		
Services Connctd: Electricity, Sanitary Sewer, Storm Sewer, Water		

Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **1 Storey, Ground Level Unit**
Construction: **Frame - Wood**
Exterior: **Brick, Fibre Cement Board**
Foundation: **Concrete Perimeter**

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

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

Total Parking: Covered Parking: Parking Access:
Parking: **Garage; Underground, Visitor Parking**
Dist. to Public Transit: Dist. to School Bus:
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: :
Fixtures Rmvd: :
Floor Finish: **Laminate, Mixed, Tile, Carpet**

Legal: **STRATA LOT 12, PLAN EPS7779, DISTRICT LOT 289, GROUP 1, NEW WESTMINSTER LAND DISTRICT, PHASE 1, 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, Club House, Elevator, Garden, In Suite Laundry**

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

Finished Floor (Main):	835
Finished Floor (Above):	0
Finished Floor (AbvMain2):	0
Finished Floor (Below):	0
Finished Floor (Basement):	0
Finished Floor (Total):	835 sq. ft.
Unfinished Floor:	0
Grand Total:	835 sq. ft.

Units in Development:
Exposure:
Mgmt. Co's Name: **AWM Alliance**
Maint Fee: **\$340.80**
Maint Fee Includes: **Garbage Pickup, Gardening, Management, Recreation Facility, Snow removal**

Tot Units in Strata: Locker:
Storeys in Building: **6**
Mgmt. Co's #: **604-685-3227**
Council/Park Apprv?:
Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allowed**
Restricted Age: # of Pets: **2** Cats: **Yes** Dogs: **Yes**

Suite: **None**
Basement: **None**
Crawl/Bsmt. Ht: # of Levels: **1**
of Kitchens: **1** # of Rooms: **8**

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	10'5 x 13'1			x	1	Main	3	No
Main	Dining Room	9'7 x 9'3			x	2	Main	3	Yes
Main	Bedroom	9'4 x 14'8			x	3			
Main	Master Bedroom	9'4 x 10'9			x	4			
Main	Kitchen	8'6 x 9'8			x	5			
Main	Walk-In Closet	6'8 x 3'2			x	6			
Main	Foyer	9'11 x 9'2			x	7			
Main	Laundry	2'10 x 6'6			x	8			

Listing Broker(s): **eXp Realty (Branch)**

Montrose Square a master planned mixed-used development, Spacious 2bed and 2 bath unit. Modern finishing, including S/S appliances, 9 ft ceiling height, vinyl flooring, Radiant heated tile flooring, and full size washer/dryer. 1 parking and 1 enclosed bike locker. Unit located on 2nd floor, with courtyard access, perfect for someone needing to walk dog, or having kids run around as no one lives beneath. Unit currently occupied by tenant on a MTM paying \$2100 month, Can stay or to move out with notice. 5 year free membership to the new Port Coquitlam community centre across the street. 1 block away from the West Coast Express. Downtown PoCo is close by with restaurants, shopping, entertainment and parks. This building also comes with 2-5-10 year New Home Warranty.