



Presented by:

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WestCoast Realty
You've found a home

Sold
R2600832
Board: V
Apartment/Condo

1307 520 COMO LAKE AVENUE

Coquitlam
Coquitlam West
V3J 0E8

Residential Attached

\$769,000 (LP)

\$758,000 (SP) **M**



List Date: 7/12/2021	If new, GST/HST inc?:	Original Price: \$769,000
Days On Market: 7	Bedrooms: 2	Approx. Year Built: 2017
Sold Date: 7/19/2021	Bathrooms: 2	Age: 4
Meas. Type: Feet	Full Baths: 2	Zoning: RM-6
Frontage(feet):	Half Baths: 0	Gross Taxes: \$3,112.16
Frontage(metres):	Flood Plain: No	For Tax Year: 2020
Depth / Size (ft.):	P.I.D.: 030-204-135	Tax Inc. Utilities?: No
Sq. Footage: 0.00	View: Yes : Mountains and City Views	Tour: Virtual Tour URL
Complex / Subdiv:	Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water	

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

Style of Home: **Corner Unit**
Construction: **Concrete**
Exterior: **Brick, Concrete, Glass**
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:
Parking: **Garage; Underground, Visitor Parking**
Dist. to Public Transit:
Dist. to School Bus:
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Laminate, Tile**

Legal: **STRATA LOT 71, PLAN EPS4454, DISTRICT LOT 9, 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: **Exercise Centre, In Suite Laundry, Storage**

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

Finished Floor (Main):	932
Finished Floor (Above):	0
Finished Floor (AbvMain2):	0
Finished Floor (Below):	0
Finished Floor (Basement):	0
Finished Floor (Total):	932 sq. ft.
Unfinished Floor:	0
Grand Total:	932 sq. ft.

Units in Development:	Tot Units in Strata: 181	Locker: Yes
Exposure: Northeast	Storeys in Building: 26	
Mgmt. Co's Name: Rancho	Mgmt. Co's #: 604-684-4508	
Maint Fee: \$427.25	Council/Park Apprv?:	
Maint Fee Includes: Garbage Pickup, Gardening, Gas, Management, Snow removal		

Suite: **None**
Basement: **None**
Crawl/Bsmt. Ht: # of Levels: **1**
of Kitchens: **1** # of Rooms: **7**

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allowed**
Restricted Age: # of Pets: Cats: Dogs:
or % of Rentals Allowed:
Short Term(<1yr)Rnt/Lse Alwd?:
Short Term Lse-Details:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	13'6 x 10'11			x	1	Main	3	Yes
Main	Dining Room	9'10 x 9'2			x	2	Main	4	No
Main	Kitchen	9'9 x 8'7			x	3			
Main	Master Bedroom	9'2.11 x 9'5			x	4			
Main	Bedroom	10'10 x 9'7			x	5			
Main	Den	5'11 x 4'9			x	6			
Main	Foyer	8'6 x 4'11			x	7			
					x	8			

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

Elegant 2 bedroom, 2 bathroom corner apartment at The Crown in pristine condition. Modern open kitchen built for entertaining includes stainless steel appliances, quartz counters & timeless shaker cabinets. High end finishes include Grohe fixtures, contemporary roller shades, marble backsplash, & over-height shower doors. Efficient layout features separated bedrooms, dedicated living & dining area, a den/flex space & full sized laundry with storage space. Enjoy scenic mountain & city views from every room. Spacious balcony is perfect for a barbecue & lounging while sipping a drink. Walkable location close to Skytrain, shopping services & SFU. Fantastic amenities include a gym, party room, games room outdoor terrace & guest suite. 1 Parking & 1 storage. A wonderful place to call home!