



Presented by:  
**Esther Wong**  
 Sutton Group-West Coast Realty  
 Phone: 604-710-0364  
 http://www.estherwong.ca  
 esther@estherwong.ca



**Sold**  
**R2484814**  
 Board: V  
 Apartment/Condo

**403 1200 EASTWOOD STREET**  
 Coquitlam  
 North Coquitlam  
 V3B 7R9

Residential Attached  
**\$379,000 (LP)**  
**\$369,300 (SP) M**



Sold Date: **8/18/2020** Frontage (feet): Original Price: **\$379,000**  
 Meas. Type: Frontage (metres): Approx. Year Built: **1995**  
 Depth / Size (ft.): Bedrooms: **1** Age: **25**  
 Lot Area (sq.ft.): **0.00** Bathrooms: **1** Zoning: **STRATA**  
 Flood Plain: **No** Full Baths: **1** Gross Taxes: **\$1,858.53**  
 Council Apprv?: **No** Half Baths: **0** For Tax Year: **2020**  
 Exposure: **East** Maint. Fee: **\$381.04** Tax Inc. Utilities?: **No**  
 If new, GST/HST inc?: P.I.D.: **019-002-505**  
 Mgmt. Co's Name: **Stratawest** Tour:  
 Mgmt. Co's Phone: **604-904-9595**  
 View: **Yes: MOUNTAINS**  
 Complex / Subdiv: **LAKESIDE TERRACE**  
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**  
 Sewer Type: **City/Municipal**

Style of Home: <b>1 Storey</b>	Total Parking: <b>1</b>	Covered Parking: <b>1</b>	Parking Access: <b>Side</b>
Construction: <b>Frame - Wood</b>	Parking: <b>Add. Parking Avail., Garage Underbuilding</b>		
Exterior: <b>Mixed</b>	Locker: <b>Y</b>		
Foundation: <b>Concrete Perimeter</b>	Reno. Year:	Dist. to Public Transit:	Dist. to School Bus:
Rain Screen:	R.I. Plumbing:	Units in Development: <b>540</b>	Total Units in Strata: <b>540</b>
Renovations:	Metered Water:	Title to Land: <b>Freehold Strata</b>	
Water Supply: <b>City/Municipal</b>	R.I. Fireplaces:	Property Disc.: <b>Yes</b>	
Fireplace Fuel: <b>Gas - Natural</b>	# of Fireplaces: <b>1</b>	Fixtures Leased: <b>No</b>	
Fuel/Heating: <b>Baseboard, Electric</b>		Fixtures Rmvd: <b>No</b>	
Outdoor Area: <b>Balcony(s)</b>		Floor Finish: <b>Laminate, Mixed, Tile</b>	
Type of Roof: <b>Asphalt</b>			

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Gas, Hot Water, Management, Recreation Facility, Snow removal**  
 Legal: **STRATA LOT 266, PLAN LMS600, SECTION 11, TOWNSHIP 39, 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 1**  
 Amenities: **Club House, Exercise Centre, In Suite Laundry, Pool; Indoor, Recreation Center, Wheelchair Access**

Site Influences:  
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Microwave**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16'3 x 11'9			x			x
Main	Kitchen	9'4 x 8'6			x			x
Main	Dining Room	11'9 x 8'4			x			x
Main	Master Bedroom	11' x 10'			x			x
Main	Foyer	6'3 x 4'			x			x
Main	Patio	13' x 10'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): <b>699</b>	# of Rooms: <b>6</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	<b>Main</b>	<b>4</b>	<b>Yes</b>	Barn:
Finished Floor (Below): <b>0</b>	Restricted Age:			2				Workshop/Shed:
Finished Floor (Basement): <b>0</b>	# of Pets:	Cats: <b>Yes</b>	Dogs: <b>Yes</b>	3				Pool:
Finished Floor (Total): <b>699 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaws: <b>Pets Allowed w/Rest., Rentals Allwd w/Restrctns</b>			5				Grg Dr Ht:
Unfinished Floor: <b>0</b>	Basement: <b>None</b>			6				
Grand Total: <b>699 sq. ft.</b>				7				
				8				

Listing Broker(s): **RE/MAX Crest Realty**

**If you're looking for a good deal to put your own touches on, look no further. This unit has not been renovated for a long time and requires some TLC. But, it has everything else to make this a great investment. This is a top floor unit with vaulted ceilings, a premium location and the best floor plan with the largest private deck space. Be sure to ask your lender/broker about "Purchase Plus Improvements". You can borrow the funds you would need for updating, but you have to use your own funds up front first and then once you've done the renovations, the lender will give you back what you spent. Why pay someone else's mortgage when you can build your own equity... The monthly mortgage payment with 5% down is \$1588 or with 20,000 added for the purchase plus improvements program \$1672.**