

Active
R2410120
 Board: V, Attached
 Apartment/Condo

704 2968 GLEN DRIVE

Coquitlam
 North Coquitlam
 V3B 0C4

\$479,800 (LP)
 (SP)



DOM: **4** List Date: **9/30/2019** Expiry Date: **12/31/2019**
 Prev. Price: **\$0** Original Price: **\$479,800** Sold Date:
 Meas. Type: **Feet** Frontage (feet): Approx. Year Built: **2012**
 Depth/Size: Frontage (metres): Age: **7**
 Sq. Footage: **0.00** Bedrooms: **1** Zoning: **STRATA**
 Flood Plain: **No** Bathrooms: **1** Gross Taxes: **\$2,001.55**
 Exposure: Full Baths: **1** For Tax Year: **2019**
 If new, GST/HST inc?: Half Baths: **0** Tax Inc. Utilities?: **No**
 P.I.D.: **028-869-401** Council Apprv?: Maint. Fee: **\$204.00**
 View: **Yes: MOUNTAIN** Tour: **Virtual Tour URL**
 Mgmt. Co's Name: **FIRST SERVICE RESIDENTIAL** Mgmt. Co #: **604-689-6930**
 Complex / Subdiv:
 Services Connctd: **Community**
 Sewer Type: **City/Municipal**

Style of Home: **Upper Unit** Total Parking: **1** Covered Parking: **1** Parking Access: **Lane**
 Construction: **Concrete** Parking: **Garage Underbuilding** Locker: **Yes**
 Exterior: **Mixed** Dist. to Public Transit: **CLOSE** Dist. to School Bus: **CLOSE**
 Foundation: **Concrete Perimeter** Reno. Year: **2019** Units in Development: **195**
 Rain Screen: R.I. Plumbing: **No** Title to Land: **Freehold Strata**
 Renovations: R.I. Fireplaces: **0** Seller's Interest: **Registered Owner**
 Water Supply: **City/Municipal** # of Fireplaces: **0** Property Disc.: **Yes**
 Fireplace Fuel: **None** Metered Water: Fixtures Leased: **No**
 Fuel/Heating: **Baseboard** Fixtures Rmvd: **No**
 Outdoor Area: **Balcony(s)** Floor Finish: **Wall/Wall/Mixed**
 Type of Roof: **Tar & Gravel**

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Gas, Management, Recreation Facility, Sewer, Snow removal**
 Legal: **STRATA LOT 210, PLAN BCS3495, 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**
 Amenities: **Elevator, Exercise Centre, Garden, In Suite Laundry, Pool; Outdoor**
 Site Influences: **Recreation Nearby, Shopping Nearby**
 Features: **CltHwsh/Dryr/Frdg/Stve/DW**
 Municipal Charges:
 Garbage:
 Water:
 Dyking:
 Sewer:
 Other:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'8 x 11'8			x			x
Main	Dining Room	8'8 x 4'8			x			x
Main	Master Bedroom	9'93 x 11'59			x			x
Main	Den	8'4 x 8'51			x			x
Main	Kitchen	9'87 x 10'90			x			x
					x			x
					x			x
					x			x
					x			x
					x			x
					x			x

Finished Floor (Main): **650** # of Rooms: **5** # of Kitchens: **1** # of Levels: **1** Bath Floor # of Pieces Ensuite? Outbuildings
 Finished Floor (Above): **0** Crawl/Bsmt. Height: **1** Main **3** No Barn:
 Finished Floor (Below): **0** Restricted Age: **2** Workshop/Shed:
 Finished Floor (Basement): **0** # of Pets: Cats: Dogs: **3** Pool:
 Finished Floor (Total): **650 sq. ft.** # or % of Rentals Allowed: **4** Garage Sz:
 Unfinished Floor: **0** Bylaws: **Pets Allowed w/Rest., Rentals Allowed** **5** Grg Door Ht:
 Grand Total: **650 sq. ft.** Basement: **None** **6**
7
8

List Broker 1: **Amex Broadway West Realty - Office: 604-738-8878** List Broker 2:
 List Desig Agt 1: **Faith Aramesh - Phone: 778-883-5251** **faitharamesh@icloud.com** Appointments: **Touchbase**
 List Desig Agt 2: **3:** Call: **FAITH**
 Sell Broker 1: **3:** Phone: **778-883-5281**
 Sell Sales Rep 1: **2:** **3:**
 Owner: **BEHNOUSH BATAGHVA**
 Commission: **3.225% ON THE FIRST \$100,000 / 1.125% ON THE BAL** Occupancy: **Owner**

Realtor **All measurements are approx.deem to be correct ,buyer or buyer agent to verify if important.call faith for privat viewing**
 Remarks:

WELCOME TO GRAND CENTRAL 2 - This opulent ONE bedroom and DEN home offers 650 sqft of luxury living with soaring floor to ceiling windows. Built by Intergolf, this unit offers a stunning open living/dining layout, GRANITE counter tops, high end S/S appliances, his and her closets, big balcony for watching summer sunsets. DEN IS OFFERING SUCH A BIG SPACE WHICH CAN BE USED AS SECOND BEDROOM , GUEST BEDROOM OR BIG OFFICE. You will have access to amazing world-class amenities at Grand Central 1,2,3: fitness Centre, pool, year round hottub, putting green, Rooftop Garden and a playground. Close to skytrain, Coquitlam Centre, Lafarge Lake, schools, trendy restaurants, library, aquatic centre and all the amenities of downtown Coquitlam. Short distance to Pinetree Secondary and Douglas College.

Welcome To

704 2968 Glen Drive, Coquitlam



Faith Aramesh
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 faitharamesh@yahoo.ca

