



Presented by:  
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**Active**  
**R2582675**  
Board: V  
Apartment/Condo

**103 3105 LINCOLN AVENUE**  
Coquitlam  
New Horizons  
V3B 0E1

Residential Attached  
**\$748,800** (LP)  
(SP)



Sold Date:  
Meas. Type:  
Depth / Size (ft.):  
Lot Area (sq.ft.):  
Flood Plain:  
Council Apprv?:  
Exposure:  
If new, GST/HST inc?:  
Mgmt. Co's Name:  
Mgmt. Co's Phone:  
View:  
Complex / Subdiv:  
Services Connected:  
Sewer Type:

Frontage (feet):  
Frontage (metres):  
Bedrooms:  
Bathrooms:  
Full Baths:  
Half Baths:  
Maint. Fee:  
  
Dist. to Public Transit:  
Units in Development:  
Title to Land:  
  
Property Disc.:  
Fixtures Leased:  
Fixtures Rmvd:  
Floor Finish:

Original Price: **\$748,800**  
Approx. Year Built: **2010**  
Age: **11**  
Zoning: **RM6**  
Gross Taxes: **\$2,569.94**  
For Tax Year: **2020**  
Tax Inc. Utilities?: **No**  
P.I.D.: **028-282-469**  
Tour:  
  
Locker: **Y**  
Dist. to School Bus: **WALK**  
Total Units in Strata:  
  
Barn:  
Workshop/Shed:  
Pool:  
Garage Sz:  
Grg Dr Ht:

Style of Home: **Corner Unit, Ground Level Unit**  
Construction: **Frame - Wood**  
Exterior: **Brick, Mixed, Wood**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
Water Supply: **City/Municipal**  
Fireplace Fuel: **Gas - Natural**  
Fuel/Heating: **Baseboard, Electric, Natural Gas**  
Outdoor Area: **Fenced Yard, Patio(s)**  
Type of Roof: **Other**

Reno. Year:  
R.I. Plumbing:  
  
Metered Water:  
R.I. Fireplaces:  
# of Fireplaces: **1**

Total Parking: **2**   Covered Parking: **2**  
Parking: **Garage; Underground**  
  
Dist. to Public Transit: **WALK**  
Units in Development: **70**  
Title to Land: **Freehold Strata**  
  
Property Disc.: **Yes**  
Fixtures Leased: **No**  
Fixtures Rmvd: **No**  
Floor Finish: **Mixed, Tile**

Maint Fee Inc: **Garbage Pickup, Gardening, Management, Recreation Facility**  
Legal: **STRATA LOT 7, PLAN BCS3902, 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 V**  
Amenities: **Club House, Exercise Centre, Garden, Pool; Outdoor, Recreation Center, Storage**

Site Influences: **Central Location, Private Yard, Recreation Nearby, Shopping Nearby**  
Features: **CltHwsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	4'10 x 8'6			x			x
Main	Kitchen	8'6 x 8'9			x			x
Main	Dining Room	12'0 x 8'7			x			x
Main	Living Room	12'0 x 14'0			x			x
Main	Eating Area	8'9 x 7'10			x			x
Main	Flex Room	6'4 x 8'11			x			x
Main	Master Bedroom	11'0 x 12'0			x			x
Main	Walk-In Closet	5'8 x 6'10			x			x
Main	Bedroom	8'6 x 9'0			x			x
		x			x			x

Finished Floor (Main):	1,026	# of Rooms: <b>9</b>	# of Kitchens: <b>1</b>	# of Levels: <b>1</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:			1	Main	5	Yes	Barn:
Finished Floor (Below):	0	Restricted Age:			2	Main	4	No	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total):	1,026 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	0	Bylaws: <b>Pets Allowed w/Rest., Rentals Allwd w/Restrctns</b>			5				Grg Dr Ht:
Grand Total:	1,026 sq. ft.	Basement: <b>None</b>			6				
					7				
					8				

Listing Broker(s): **Keller Williams Elite Realty**

**ONCE IN A BLUE MOON. Celebrating a COVETED walk-up DREAM home in LARKIN HOUSE EAST at Polygon's renowned WINDSOR GATE..SETTING. Enjoy rare+convenient ground level home w/elevated podium style hedged yard+patio for total privacy+safety! Corner position=expansive windows..OUTDOORS. Expansive sunny South facing yard, watch the kids from the kitchen+cozy sunrise patio for entertaining+greenthumb+relaxing! SPACE. Sprawling+unique 1000ft bright+airy plans feels so much different & lives like a home! 2 spacious beds+den! 2 parking+storage! Modern high quality finishing..RESORT. Enjoy exclusive LIFESTYLE in NAKOMA CLUB w/outdoor pool+hot tub, clubhouse, guest suite, courts+community bbq deck! HOOD. Tucked away nicely for quiet+safe family life while STEPS to transit, parks, schools+Coq**

REA Full Public

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OWN  
YOUR  
MARKET

#103-3105 Lincoln Avenue,  
Coquitlam, B.C.

Main Floor: 1,026 sq.ft.

Auxiliary Area

Patio: 178 sq.ft.

