



Presented by:  
**Annie Bridge PREC\***

Keller Williams Elite Realty  
Phone: 778-998-5933  
https://MRKTrealtors.com  
annie@mrktrealtors.com



**Active**  
**R2653245**      **109 1428 PARKWAY BOULEVARD**      Residential Attached  
Board: V      Coquitlam      **\$699,999** (LP)   
Apartment/Condo      Westwood Plateau      (SP)   
V3E 3L8



Sold Date:      If new, GST/HST inc?:      Original Price: **\$699,999**  
Meas. Type:      Bedrooms:      **2**      Approx. Year Built: **1998**  
Frontage(feet):      Bathrooms:      **2**      Age:      **24**  
Frontage(metres):      Full Baths:      **2**      Zoning:      **MF**  
Depth / Size (ft.):      Half Baths:      **0**      Gross Taxes:      **\$2,404.53**  
Sq. Footage:      **0.00**      For Tax Year:      **2021**  
Flood Plain:      P.I.D.:      **024-185-281**      Tax Inc. Utilities?:      **No**  
View:      :      Tour:  
Complex / Subdiv: **THE MONTREUX**  
Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

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

Style of Home: **Ground Level Unit**      Total Parking: **2**      Covered Parking: **2**      Parking Access: **Front**  
Construction: **Frame - Wood**      Parking: **Garage; Underground**  
Exterior: **Stone, Vinyl**      Dist. to Public Transit: **Close**      Dist. to School Bus: **Close**  
Foundation: **Concrete Perimeter**      Title to Land: **Freehold Strata**  
Renovations:      Property Disc.: **Yes**  
# of Fireplaces: **1**      R.I. Fireplaces:      Reno. Year:      :  
Fireplace Fuel: **Gas - Natural**      Rain Screen:      Fixtures Leased:      :  
Fuel/Heating: **Electric, Natural Gas**      Metered Water:      Fixtures Rmvd:      :  
Outdoor Area: **Patio(s)**      R.I. Plumbing:      Floor Finish:      **Hardwood, Tile, Wall/Wall/Mixed**  
Type of Roof: **Tar & Gravel**  
Legal: **STRATA LOT 8, PLAN LMS3290, SECTION 15, 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: **In Suite Laundry, Pool; Outdoor, Recreation Center, Swirlpool/Hot Tub**

Site Influences: **Central Location, Golf Course Nearby, Recreation Nearby, Shopping Nearby**  
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main): **1,015**      Units in Development: **190**      Tot Units in Strata: **190**      Locker: **Yes**  
Finished Floor (Above): **0**      Exposure:      Storeys in Building: **4**  
Finished Floor (AbvMain2): **0**      Mgmt. Co's Name: **Tribe**      Mgmt. Co's #: **604-343-2601**  
Finished Floor (Below): **0**      Maint Fee: **\$394.40**      Council/Park Apprv?:  
Finished Floor (Basement): **0**      Maint Fee Includes: **Garbage Pickup, Gardening, Management, Recreation Facility**  
Finished Floor (Total): **1,015 sq. ft.**  
Unfinished Floor: **0**  
Grand Total: **1,015 sq. ft.**      Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allowed**

Suite: **None**      # of Pets:      Cats:      Dogs:  
Basement: **None**      # or % of Rentals Allowed:  
Crawl/Bsmt. Ht:      # of Levels: **1**      Short Term (<1yr)Rnt/Lse Alwd?:  
# of Kitchens: **1**      # of Rooms: **8**      Short Term Lse-Details:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Foyer	5'7 x 5'5			x	1	Main	3	No
Main	Dining Room	12'0 x 10'7			x	2	Main	4	Yes
Main	Living Room	12'0 x 13'2			x	3			
Main	Kitchen	9'4 x 8'5			x	4			
Main	Eating Area	8'5 x 7'0			x	5			
Main	Master Bedroom	10'11 x 12'5			x	6			
Main	Walk-In Closet	5'3 x 7'3			x	7			
Main	Bedroom	10'6 x 8'10			x	8			

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

**ALL GOOD THINGS COME IN TWOS!! 2 bedroom + 2 Bath + 2 Parking + 2 Dogs + 2 patios. Welcome to the sought-after Whistler inspired MONTREUX! Spectacular ground floor garden suite w/ENORMOUS yard, full concrete patio & STREET ACCESS - this unit has it's own private entrance! Great layout w/nice entryway, cozy fireplace & bedrooms on opposite sides. Enjoy green space through all windows! BONUS.. Entertain on patio off the kitchen via sliders OR sip morning coffee on your private patio off the living room. Resort Living! Complex boasts outdoor pool, gym, rose gardens, play area & tons of parking. Amazing school catchment! Fabulouslocation! Close to Town Centre, Lafarge Lake, Belcarra, Mall & Pinetree Village. Transit at your doorstep & the Evergreen Line takes you right into Vancouver.**

REA Full Public 1 Page      The above information is provided by members of the BC Northern Real Estate Board, Chilliwack & District Real Estate Board, Fraser Valley Real Estate Board or Real Estate Board of Greater Vancouver Board ("the Boards") and is from sources believed reliable but should not be relied upon without verification. The Boards assume no responsibility for its accuracy. PREC\* indicates Personal Real Estate Corporation.      02/15/2022 01:02 PM



109 1428 PARKWAY BLVD | COQUITLAM

604 465 1850      team@MRKTrealtors.com      MRKTrealtors.com





**ANNIE BRIDGE**  
 PERSONAL REAL ESTATE CORPORATION  
 778-998-5933 annie@MRKTrealtors.com

**OWN YOUR MARKET**

#109-1428 Parkway Boulevard,  
 Coquitlam, B.C.

Main Floor:	1,015 sq.ft.
Ceiling Height:	8 ft.
<b>Auxiliary Area</b>	
Patio:	247 sq.ft.

