



Presented by:
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Active
R2746548
Board: V
Apartment/Condo

4318 2180 KELLY AVENUE
Port Coquitlam
Central Pt Coquitlam
V3C 0L1

Residential Attached
\$679,000 (LP)
(SP)



Sold Date:

Meas. Type:

Frontage(feet):

Frontage(metres):

Depth / Size (ft.):

Sq. Footage:

Flood Plain:

View:

Complex / Subdiv:

First Nation:

Services Connctd:

Sewer Type:

If new,GST/HST inc?:

Bedrooms:

Bathrooms:

Full Baths:

Half Baths:

P.I.D.:

Yes :Courtyard

Montrose

Electricity, Sanitary Sewer, Storm Sewer, Water

City/Municipal

City/Municipal

Original Price: **\$679,000**

Approx. Year Built: **2021**

Age: **2**

Zoning: **CD35**

Gross Taxes: **\$1,697.34**

For Tax Year: **2022**

Tax Inc. Utilities?: **No**

Tour:

Style of Home: **Inside Unit**

Construction: **Frame - Wood**

Exterior: **Brick, Fibre Cement Board, Mixed**

Foundation: **Concrete Perimeter**

Renovations:

of Fireplaces: R.I. Fireplaces:

Fireplace Fuel:

Fuel/Heating: **Baseboard, Electric**

Outdoor Area: **Balcny(s) Patio(s) Dck(s)**

Type of Roof: **Asphalt**

Reno. Year:

Rain Screen:

Metered Water:

R.I. Plumbing:

Fixtures Leased:**No**

Fixtures Rmvd: **No**

Floor Finish: **Laminate, Tile**

Total Parking: **2**

Covered Parking: **2**

Parking Access: **Lane**

Parking: **Garage; Underground**

Dist. to Public Transit: **1 Block**

Dist. to School Bus: **Nearby**

Title to Land: **Freehold Strata**

Property Disc.: **Yes**

Legal: **STRATA LOT 33, PLAN EPS7779, DISTRICT LOT 289, 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: **Bike Room, Club House, Elevator, Garden, In Suite Laundry, Playground, Recreation Center, Storage**

Site Influences: **Central Location, Lane Access, Recreation Nearby, Shopping Nearby**

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

Finished Floor (Main): **832**

Finished Floor (Above): **0**

Finished Floor (AbvMain2): **0**

Finished Floor (Below): **0**

Finished Floor (Basement): **0**

Finished Floor (Total): **832 sq. ft.**

Unfinished Floor: **0**

Grand Total: **832 sq. ft.**

Units in Development: **364**

Tot Units in Strata: **6**

Locker: **Yes**

Exposure:

Mgmt. Co's Name: **AWM Alliance**

Mgmt. Co's #: **604-685-3227**

Maint Fee: **\$398.02**

Council/Park Apprv?:

Maint Fee Includes: **Garbage Pickup, Gardening, Management, Recreation Facility, Snow removal**

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allowed**

Restricted Age:

of Pets:

Cats:

Dogs:

or % of Rentals Allowed: **100**

Short Term(<1yr)Rnt/Lse Alwd?: **No**

Short Term Lse-Details:

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

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

BRAND NEW + READY! An amazing opportunity in MONTROSE SQUARE awaits.Highlights: CONVENIENCE! In the heart of Poco's vibrant new community centre. The master planned development is close to all levels of transit including West Coast Express, steps to trails/parks, shopping, schools & more. SPACE. Well appointed 832ft plan boasts 2 beds on either side of living + two baths. Enjoy bright & airy living w/9ft ceilings & open concept design. Cozy patio. DESIGN! Clean modern + quality built. Boast gourmet kitchen inc/SS appliances, quartz counters & the WORKS. SETTING! This contemporary home overlooks a courtyard w/water features and greenspace. INVESTMENT! Proven income generator, low maintenance new building & high demand. BONUS: Community centre access, 2 parking & storage locker. WOW!

REA Full Public
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This is not intended to cause or induce a breach of an existing agency agreement.

MRTKrealtors.com

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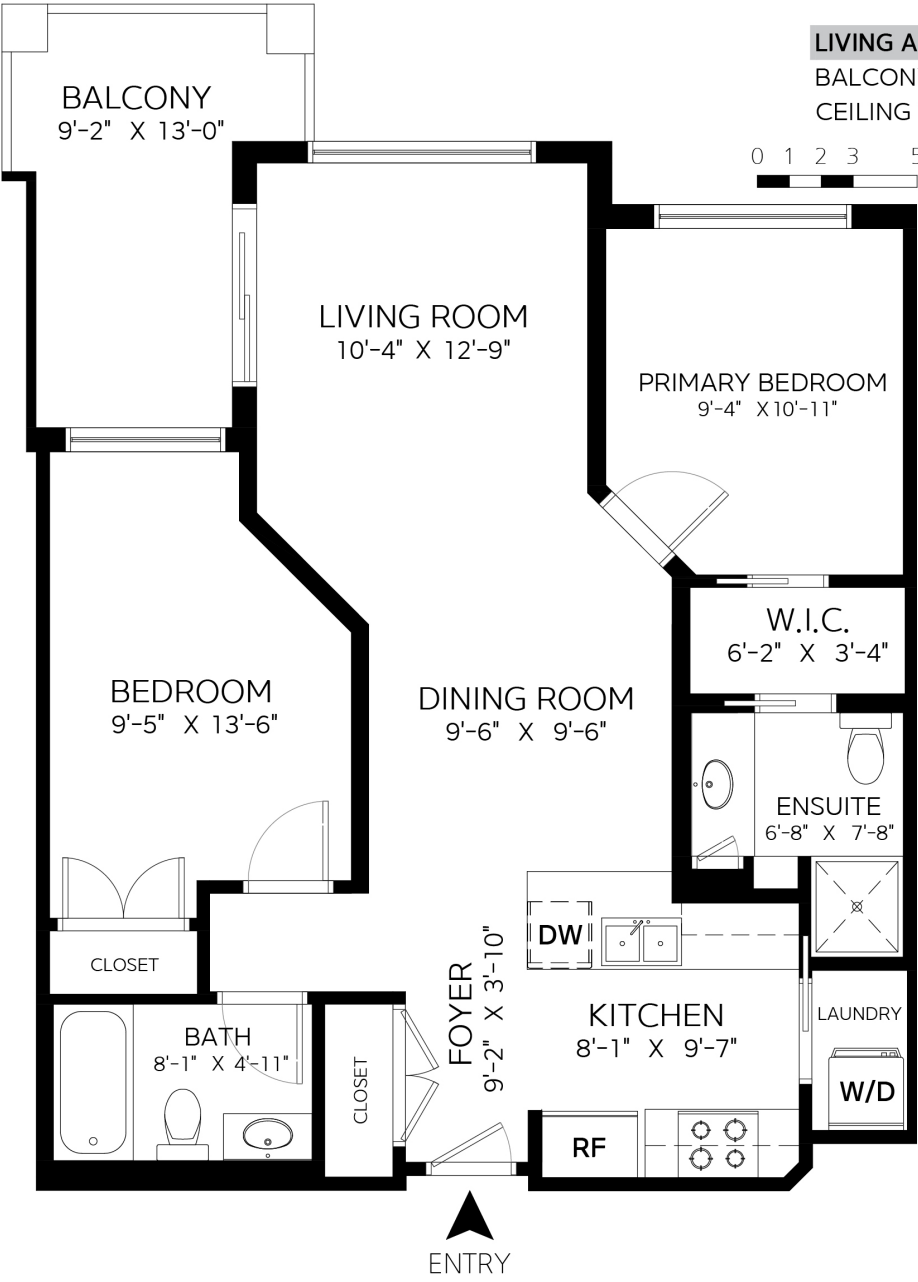
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OWN
YOUR
MARKET

4318 2180 Kelly Avenue
Port Coquitlam, BC

LIVING AREA	832 SF
BALCONY	101 SF
CEILING HEIGHT	9'



Valid Until: January 12, 2025



All dimensions are approximate and not suitable for architectural/construction use.
This is for marketing purposes only. The measurements are approximate within +/- 2%. E&O insured.
Total square footage might be kept consistent with strata plan. It might include unfinished area.

