R2931518
Apartment/Condo

## 215 2478 SHAUGHNESSY STREET PORT COQUITLAM

Central Pt Coquitlam, V3C 0A1

Residential Attached \$659,000 (LP)

e - Wood ,Other,Vinyl uel: Gas - Natural Municipal board ony(s) I,Tar & Gravel nate,Other,Tile le Properties - 604-464- <sup>-</sup> ighnessy East	Bedrooms: Bathrooms: Full Baths: Half Baths: Maint. Fee:	2 2 0 483.36 Parking: Covered Parking: Parking Access: Parking Access: Parking: Locker: Units in Dev: Distance to: Title to Land: Property Disc: PAD Rental: Fixtures Leased: Fixtures Rmvd:	Approx. Year BuiltAge:Zoning:Gross Taxes:For Tax Year:P.I.D.:Total: 2 - Covered:2Lane,RearAdd. Parking AvailYes59 - Total Units in SFreehold StrataYesNo	18 MF \$2,01 2023 026-6 : 2	13.69 624-702
le - Wood ,Other,Vinyl uel: Gas - Natural Municipal board bony(s) I,Tar & Gravel nate,Other,Tile le Properties - 604-464- ughnessy East	Full Baths: Half Baths: Maint. Fee:	2 0 483.36 Parking: Covered Parking: Parking Access: Parking: Locker: Units in Dev: Distance to: Title to Land: Property Disc: PAD Rental: Fixtures Leased:	Zoning: Gross Taxes: For Tax Year: P.I.D.: Total: 2 - Covered: 2 Lane,Rear Add. Parking Avail Yes 59 - Total Units in Freehold Strata Yes	MF \$2,01 2023 026-6 : 2	624-702
le - Wood ,Other,Vinyl uel: Gas - Natural Municipal board bony(s) I,Tar & Gravel nate,Other,Tile le Properties - 604-464- ughnessy East	Half Baths: Maint. Fee:	0 483.36 Parking: Covered Parking: Parking Access: Parking: Locker: Units in Dev: Distance to: Title to Land: Property Disc: PAD Rental: Fixtures Leased:	Gross Taxes: For Tax Year: P.I.D.: Total: 2 - Covered: 2 Lane,Rear Add. Parking Avail Yes 59 - Total Units in S Freehold Strata Yes	\$2,01 2023 026-6 : 2 .,Garage; Underg	624-702
le - Wood ,Other,Vinyl uel: Gas - Natural Municipal board bony(s) I,Tar & Gravel nate,Other,Tile le Properties - 604-464- ughnessy East	Maint. Fee:	483.36 Parking: Covered Parking: Parking Access: Parking: Locker: Units in Dev: Distance to: Title to Land: Property Disc: PAD Rental: Fixtures Leased:	For Tax Year: P.I.D.: Total: 2 - Covered: 2 Lane,Rear Add. Parking Avail Yes 59 - Total Units in S Freehold Strata Yes	2023 026-6 : 2 .,Garage; Underg	624-702
le - Wood ,Other,Vinyl uel: Gas - Natural Municipal board bony(s) I,Tar & Gravel nate,Other,Tile le Properties - 604-464- ughnessy East		Parking: Covered Parking: Parking Access: Parking: Locker: Units in Dev: Distance to: Title to Land: Property Disc: PAD Rental: Fixtures Leased:	P.I.D.: Total: 2 - Covered: 2 Lane,Rear Add. Parking Avail Yes 59 - Total Units in Freehold Strata Yes	026-6 : 2 I.,Garage; Underg	624-702
le - Wood ,Other,Vinyl uel: Gas - Natural Municipal board bony(s) I,Tar & Gravel nate,Other,Tile le Properties - 604-464- ughnessy East	-7548	Covered Parking: Parking Access: Parking: Locker: Units in Dev: Distance to: Title to Land: Property Disc: PAD Rental: Fixtures Leased:	Total: 2 - Covered: 2 Lane,Rear Add. Parking Avail Yes 59 - Total Units in 5 Freehold Strata Yes	: 2 I.,Garage; Underg	
le - Wood ,Other,Vinyl uel: Gas - Natural Municipal board bony(s) I,Tar & Gravel nate,Other,Tile le Properties - 604-464- ughnessy East	-7548	Covered Parking: Parking Access: Parking: Locker: Units in Dev: Distance to: Title to Land: Property Disc: PAD Rental: Fixtures Leased:	2 Lane,Rear Add. Parking Avail Yes 59 - Total Units in Freehold Strata Yes	.,Garage; Underg	Iround
,Other,Vinyl uel: Gas - Natural Municipal board ony(s) I,Tar & Gravel nate,Other,Tile le Properties - 604-464- ughnessy East	-7548	Parking Access: Parking: Locker: Units in Dev: Distance to: Title to Land: Property Disc: PAD Rental: Fixtures Leased:	Lane,Rear Add. Parking Avail Yes 59 - Total Units in Freehold Strata Yes		Jround
uel: Gas - Natural Municipal board ony(s) I,Tar & Gravel nate,Other,Tile le Properties - 604-464- ughnessy East	-7548	Parking: Locker: Units in Dev: Distance to: Title to Land: Property Disc: PAD Rental: Fixtures Leased:	Add. Parking Avail Yes 59 - Total Units in Freehold Strata Yes		ground
Municipal board I,Tar & Gravel nate,Other,Tile le Properties - 604-464- ughnessy East	-7548	Locker: Units in Dev: Distance to: Title to Land: Property Disc: PAD Rental: Fixtures Leased:	Yes 59 - Total Units in F Freehold Strata Yes		round
Municipal board I,Tar & Gravel nate,Other,Tile le Properties - 604-464- ughnessy East	-7548	Units in Dev: Distance to: Title to Land: Property Disc: PAD Rental: Fixtures Leased:	59 - Total Units in F Freehold Strata Yes	Strata: 59	
Municipal board I,Tar & Gravel nate,Other,Tile le Properties - 604-464- ughnessy East	-7548	Distance to: Title to Land: Property Disc: PAD Rental: Fixtures Leased:	Freehold Strata Yes	Strata: 59	
Municipal board I,Tar & Gravel nate,Other,Tile le Properties - 604-464- ughnessy East	-7548	Title to Land: Property Disc: PAD Rental: Fixtures Leased:	Yes		
board ony(s) I,Tar & Gravel nate,Other,Tile le Properties - 604-464- ughnessy East	-7548	Property Disc: PAD Rental: Fixtures Leased:	Yes		
board ony(s) I,Tar & Gravel nate,Other,Tile le Properties - 604-464- ughnessy East	-7548	PAD Rental: Fixtures Leased:			
I, Tar & Gravel nate,Other,Tile le Properties - 604-464- ughnessy East	-7548	PAD Rental: Fixtures Leased:			
I, Tar & Gravel nate,Other,Tile le Properties - 604-464- ughnessy East	-7548	Fixtures Leased:	No		
nate,Other,Tile le Properties - 604-464- ighnessy East	-7548		-		
le Properties - 604-464- ighnessy East	-7548				
ighnessy East	-7548				
ighnessy East	-7548				
1 1 N 1 1 1 0 0 1					
	ary Sewer,Storm Sewer,Water				
COMMON PROPERTY					
Room, Elevator, Exercise	e Centre,Guest Suite,In Suite La	undry,Recreation Center,Stor	rage		
		<b>,</b> ,			
		w Coverings,Garage Door O	pener,Microwave,Secu	urity - Roughed Ir	ı
		alty			
	Dimensions	Floor	Туре	Dimens	sions
Room 1	13'7 x 12'10				
n 9	9'3 x 7'8				
y Bedroom 1	11'5 x 13'3				
om 9	9'7 x 13'2				
			1		
•		5			Ensuite?
	# Of Kitchens:	1	Main	3	Yes
	# Of Levels:	1	Main	3	No
	Crawl/Bsmt Height:				
•	Basement:	None			
t	# or % of Rentals Allowed:				
sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			
	ATA LOT 29, PLAN BCS COMMON PROPERTY ROPRIATE Room,Elevator,Exercise ral Location,Recreation Wsh/Dryr/Frdg/Stve/DW Allowed w/Rest.,Renta on Group - 1st West Res Room Room n S	ATA LOT 29, PLAN BCS1780, DISTRICT LOT 289, GRC   COMMON PROPERTY IN PROPORTION TO THE UNIROPRIATE   Room,Elevator,Exercise Centre,Guest Suite,In Suite Latral Location,Recreation Nearby,Shopping Nearby   Nsh/Dryr/Frdg/Stve/DW,Disposal - Waste,Drapes/Windot   Allowed w/Rest.,Rentals Allwd w/Restrctns   on Group - 1st West Realty, Sutton Group - 1st West Re   Dimensions   Room 13'7 x 12'10   I Room 11'7 x 7'8   n 9'3 x 7'8   ry Bedroom 11'5 x 13'3   om 9'7 x 13'2   sqft # Of Rooms:   t # Of Levels:   t Grawl/Bsmt Height:   sqft # or % of Rentals Allowed:	ATA LOT 29, PLAN BCS1780, DISTRICT LOT 289, GROUP 1, NEW WESTMINSTEF COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE S ROPRIATE Room,Elevator,Exercise Centre,Guest Suite,In Suite Laundry,Recreation Center,Stor ral Location,Recreation Nearby,Shopping Nearby Nsh/Dryr/Frdg/Stve/DW,Disposal - Waste,Drapes/Window Coverings,Garage Door C Allowed w/Rest.,Rentals Allwd w/Restrctns on Group - 1st West Realty, Sutton Group - 1st West Realty Dimensions Room 13'7 × 12'10 Room 11'7 × 7'8 n 9'3 × 7'8 ry Bedroom 11'5 × 13'3 om 9'7 × 13'2 sqft t t d Of Rooms: 5 t d f Kitchens: 1 t Grawl/Bsmt Height: sqft Basement: None t wor% of Rentals Allowed:	ATA LOT 29, PLAN BCS1780, DISTRICT LOT 289, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TO COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOW ROPRIATE Room, Elevator, Exercise Centre, Guest Suite, In Suite Laundry, Recreation Center, Storage ral Location, Recreation Nearby, Shopping Nearby Nsh/Dryr/Frdg/Stve/DW, Disposal - Waste, Drapes/Window Coverings, Garage Door Opener, Microwave, Sec Allowed w/Rest., Rentals Allwd w/Restrctns on Group - 1st West Realty, Sutton Group - 1st West Realty <b>Dimensions</b> Room 13'7 x 12'10 Room 11'7 x 7'8 n 9'3 x 7'8 ry Bedroom 11'5 x 13'3 om 9'7 x 13'2 sqft <b># Of Rooms:</b> 5 <b>Bathroom Floor</b> t <b># Of Kitchens:</b> 1 Main t <b>Grawl/Bsmt Height:</b> sqft Basement: None t <b># or % of Rentals Allowed:</b>	ATA LOT 29, PLAN BCS1780, DISTRICT LOT 289, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH A COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 O ROPRIATE Room, Elevator, Exercise Centre, Guest Suite, In Suite Laundry, Recreation Center, Storage ral Location, Recreation Nearby, Shopping Nearby Nsh/Dryr/Frdg/Stve/DW, Disposal - Waste, Drapes/Window Coverings, Garage Door Opener, Microwave, Security - Roughed In Allowed w/Rest., Rentals Allwd w/Restrctns on Group - 1st West Realty, Sutton Group - 1st West Realty

Welcome to this spacious 2 bed, 2 bath condo in the heart of Downtown Port Coquitlam. Two side-by-side parking spots and an extra large storage locker. The gas fireplace is included in your maintenance fee, keeping your heating bill low. Updated laminated flooring throughout the condo. New washer and dryer. This building offers a guest suite, amenity room, gym, bike room, and a car wash. Within a 10 minute walk, you can access all levels of school, the new community centre, grocery stores, parks, trails, and restaurants. 5 minute walk to West coast express! This home is ideal for commuters, growing families, and those seeking a vibrant, convenient lifestyle. \*\*Open House: Sat, Oct 5, 2-4pm & Sun, Oct 6, 2-4pm

The enclosed information while deemed to be correct, is not guaranteed. Information and measurements should not be relied upon without independent verification. PREC\* indicates 'Personal Real Estate Corporation'. This communication is not intended to solicit properties already listed for sale.