


<b>R2244870</b> Apartment/Condo	<b>3604 2975 ATLANTIC AVENUE</b> Coquitlam North Coquitlam V3B 0C5	Residential Attached <b>\$1,388,000</b> (LP)
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Depth/Size (ft.):	Frontage (ft.):	Approx. Yr Built:	2014
Lot Area	Bedrooms: 2	Age:	4
Flood Plain:	Bathrooms: 2	Zoning:	C-4
Rear Yard Exp:	Full Baths: 2	Gross Taxes:	\$2,854.63
	Half Baths: 0	For Tax Year:	2017
	Maint. Fee:		\$317.93 P.I.D.: 029-408-156
Mgmt. Co's Name:	FIRST SERVICE RESIDENTIAL		
Mgmt. Co's Phone:	604-683-8900		
View:	Yes: SOUTHWEST (CITY & MOUNTAIN)		
Complex / Subdiv:			
Services Connected:	Electricity, Sanitary Sewer, Storm Sewer, Water		

Style of Home:	Corner Unit,Upper Unit	Total Parking:	2	Covered Parking:	2	Parking Access:	Front
Construction:	Concrete	Parking:	Garage Underbuilding				
Exterior:	Concrete,Glass	Locker:	Yes				
Foundation:	Concrete Perimeter	Dist. to Transit:	Dist to School Bus:				
Rain Screen:		Title to Land:	Freehold Strata				
Renovations:		Property Disc.:	Yes				
# of Fireplaces:	1	PAD Rental:					
Fireplace Fuel:	Electric	Fixtures Leased:					
Water Supply:	City/Municipal	Fixtures Rmvd:					
Fuel/Heating:	Electric	Floor Finish:	Mixed				
Outdoor Area:	Balcony(s),Patio(s) & Deck(s)						
Type of Roof:	Other						

Maint Fee Inc:	Caretaker,Garbage Pickup,Gardening,Hot Water,Management,Other,Recreation Facilit
Legal:	PL BCS3495 LT 638 DL 384A LD 36. GROUP 1, TOGETHER WITH AN INTEREST IN THE COMMO
Amenities:	Club House,Exercise Centre,In Suite Laundry,Pool; Outdoor,Storage,Swirlpool/Hot Tub
Site Influences:	Central Location,Recreation Nearby,Shopping Nearby
Features:	CltHwsh/Dryr/Frdg/Stve/DW,Microwave,Smoke Alarm,Sprinkler - Fire

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18' x 13'			x			x
Main	Dining Room	9'9 x 9'9			x			x
Main	Kitchen	10'7 x 7'			x			x
Main	Bedroom	11' x 11'			x			x
Main	Bedroom	14' x 10'7			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			
		x			x			

Finished Floor (Main):	<b>1,122</b>	# of Rooms: <b>5</b> # of Kitchens: <b>1</b> # of Levels: <b>1</b>	Bath	Floor	# of Pieces	Ensuite?
Finished Floor (Above):	<b>0</b>	Crawl/Bsmt. Height:	1	<b>Main</b>	<b>5</b>	<b>Yes</b>
Finished Floor (Below):	<b>0</b>	Restricted Age:	2	<b>Main</b>	<b>4</b>	<b>No</b>
Finished Floor (Basement):	<b>0</b>	# of Pets: <b>2</b> Cats: <b>Yes</b> Dogs: <b>Yes</b>	3			
Finished Floor (Total):	<b>1,122 sq. ft.</b>	# or % of Rentals Allowed:	4			
Unfinished Floor:	<b>0</b>	Bylaw Restrict: <b>Pets Allowed w/Rest.,Rentals Allowed</b>	5			
Grand Total:	<b>1,122 sq. ft.</b>	Basement: <b>None</b>	6			
			7			
			8			

Listing Broker(s): **Royal LePage Sterling Realty**

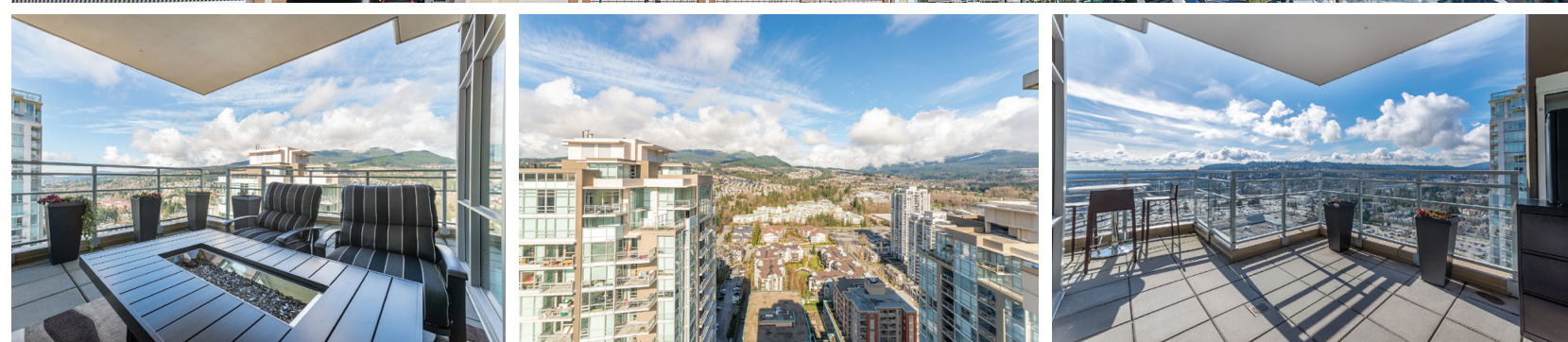
**"UNIQUE ONE OF A KIND SUB PENTHOUSE".** This is a RARE OPPORTUNITY to purchase a suite with floor to ceiling windows on three sides (N/S/W) all with views. This home features: 10'3 ceilings, brand new kitchen and quartz countertops, floor to ceiling marble fireplace surround and pillar; marble steps out to two large decks (one with gas BBQ); auto blinds, LED lights, new solid core doors, B/I Murphy bed, B/I closet organizers, huge electric fireplace; designer fans in bedrooms, stone featured wallpaper in nook area, wine cooler, wireless stereo system and so, so much more. You won't be disappointed when you view this suite. Steps to Skytrain, Coquitlam Centre. Building with pool, hot tub, billiards, gym; 2 parking and locker.

The enclosed information while deemed to be correct, is not guaranteed.  
This communication is not intended to solicit properties already listed for sale.

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# LISTING features

## 3604 - 2975 Atlantic Avenue, Coquitlam



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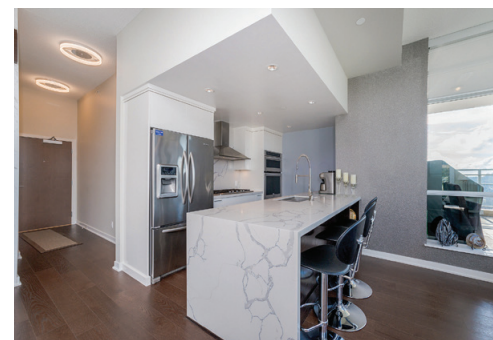
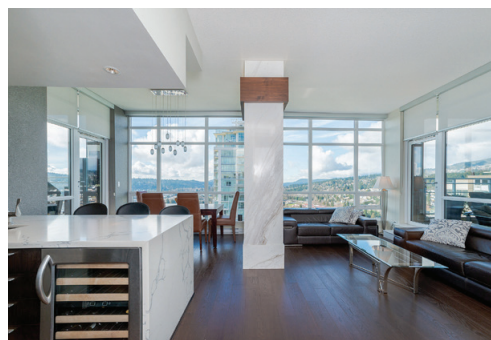
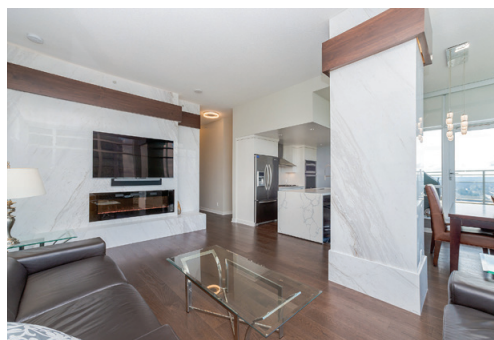






TAKE THE TOUR

3604 - 2975 Atlantic Avenue, Coquitlam



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**AXFORD**  
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Price	\$1,388,000
Tax	\$2854.63/2017
Maint. Fee	\$317.93
Size	1,122 sf
Bedrooms	2
Bathrooms	2