



NEIGHBORHOOD HIGHLIGHTS

Elementary School

Lord Baden Powell Elementary

Middle School

Como Lake Middle

High School

Centennial Secondary

WALK SCORE: 70

BIKE SCORE: 68

TRANSIT SCORE: 86

710-460 WESTVIEW STREET

1 BED, 1 BATH, 682 SQ. FT.

BRIGHT West-facing home with great view in convenient West Coquitlam, just blocks away from Lougheed Town Centre. This well-maintained home has some nice updates to the floor and kitchen appliances. Generous room sizes make this home easy to move into with house-sized furniture. The building has some attractive features including gym, rec room, common rooftop deck & private, fenced dog park! Heat & hot water incl. in strata fee! Transit, restaurants, Lougheed Mall, schools, parks, golf course are all close by. With easy access to Hwy 1 & Lougheed Hwy, this condo is in a very convenient location for everything you need!

\$425,000

Keith Roy, PREC*

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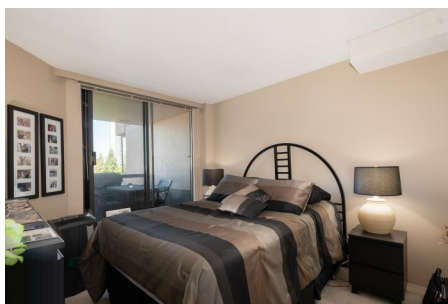
RE/MAX

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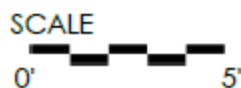
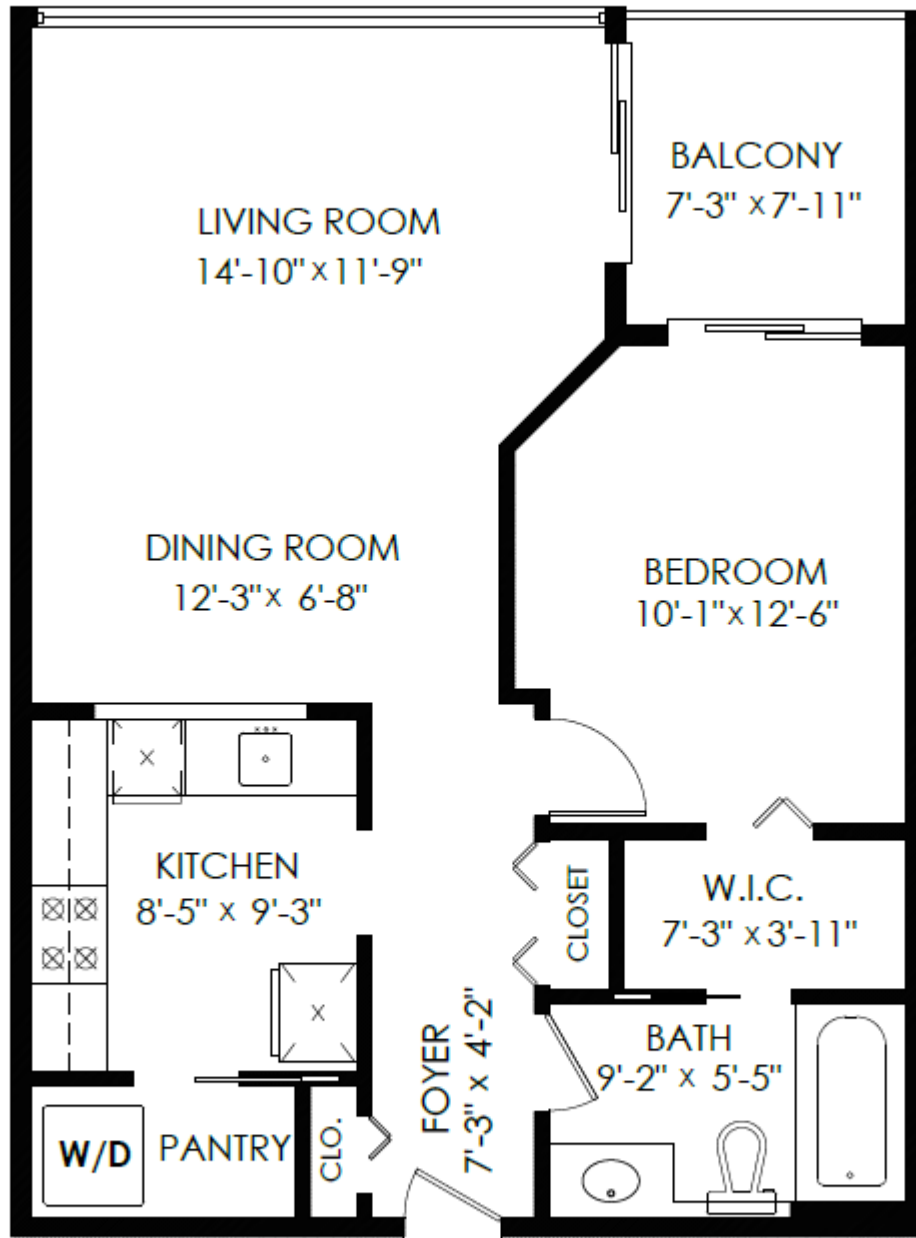
*Personal Real Estate Corporation

710-460 WESTVIEW STREET

View additional photos & 3D Tour at www.KeithRoy.com



Floor Area: **682 sq.ft.**
 Balcony: **57 sq.ft.**
 Ceiling Height: **8'-0"**



MEASURED ON: (2022-08-17)

info@pixlworks.com www.pixlworks.com 604.329.5788

E&O Inured. Total square foot calculated to gross unit area. SQFT based on interior measurements to exterior walls, not taken from original blueprints, may include unfinished area. This is for marketing purposes only and is not intended for architectural/construction use. All details, sizes & placements should be considered approximate within +/- 2% tolerance.





Presented by:
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Active
R2718764
 Board: V
 Apartment/Condo

710 460 WESTVIEW STREET
 Coquitlam
 Coquitlam West
 V3K 6C9

Residential Attached
\$425,000 (LP)
 (SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$425,000
Meas. Type: Feet	Bedrooms: 1	Approx. Year Built: 1983
Frontage(feet):	Bathrooms: 1	Age: 39
Frontage(metres):	Full Baths: 1	Zoning: MF
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$1,707.17
Sq. Footage: 0.00	P.I.D.: 002-285-592	For Tax Year: 2021
Flood Plain:	View: Yes : TREES & CITY	Tax Inc. Utilities?: No
Complex / Subdiv: PACIFIC HOUSE	First Nation Reserve:	Tour: Virtual Tour URL
Services Connctd: Community, Electricity, Water		
Sewer Type:	Water Supply: City/Municipal	

Style of Home: **Inside Unit**
 Construction: **Concrete**
 Exterior: **Concrete**
 Foundation: **Concrete Perimeter**

Total Parking: **1** Covered Parking: **1** Parking Access:
 Parking: **Garage Underbuilding**
 Dist. to Public Transit: **CLOSE** Dist. to School Bus: **CLOSE**
 Title to Land: **Freehold Strata**
 Property Disc.: **Yes**
 Fixtures Leased: **No** :
 Fixtures Rmvd: **No** :
 Floor Finish: **Laminate**

Renovations: Reno. Year:
 # of Fireplaces: **0** R.I. Fireplaces:
 Fireplace Fuel: **None** Rain Screen:
 Fuel/Heating: **Baseboard, Hot Water** Metered Water:
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)** R.I. Plumbing:
 Type of Roof: **Torch-On**

Legal: **STRATA LOT 68, PLAN NWS2085, DISTRICT LOT 3, 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 1**

Amenities: **Elevator, In Suite Laundry, Recreation Center**
 Site Influences: **Central Location, Golf Course Nearby, Recreation Nearby, Shopping Nearby**
 Features: **CltHwsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main): 682	Units in Development: 115	Tot Units in Strata: 115 Locker: Yes
Finished Floor (Above): 0	Exposure:	Storeys in Building: 12
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: QUAY PACIFIC	Mgmt. Co's #: 604-371-2208
Finished Floor (Below): 0	Maint Fee: \$355.14	Council/Park Apprv?:
Finished Floor (Basement): 0	Maint Fee Includes: Garbage Pickup, Gardening, Hot Water, Management	
Finished Floor (Total): 682 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allowed	
Unfinished Floor: 0	Restricted Age:	# of Pets: 2 Cats: Yes Dogs: Yes
Grand Total: 682 sq. ft.	# or % of Rentals Allowed: 100%	
Suite: None	Short Term (<1yr) Rnt/Lse Alwd?: No	
Basement: None	Short Term Lse-Details:	
Crawl/Bsmt. Ht:		
# of Kitchens: 1 # of Levels: 1		
# of Rooms: 6		

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Foyer	7'3 x 4'2			x	1	Main	4	No
Main	Kitchen	8'5 x 9'3			x	2			
Main	Dining Room	12'3 x 6'8			x	3			
Main	Living Room	14'10 x 11'9			x	4			
Main	Bedroom	10'1 x 12'6			x	5			
Main	Walk-In Closet	7'3 x 3'11			x	6			
					x	7			
					x	8			

Listing Broker(s): **RE/MAX Select Realty** **RE/MAX Select Realty**

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