



NEIGHBORHOOD HIGHLIGHTS

Elementary School

Central Community Elementary

Middle School

Ecole Pitt River Middle

Secondary

Ecole Riverside Secondary

Walk Score: 83

Bike Score: 75

Transit Score: 56

115-2368 MARPOLE AVENUE

1 BED, 1 BATH, 798 SQ. FT.

Are you looking for a convenient location close to everything? Enjoy living next to nature & close to all amenities like Coquitlam River, Traboulay PoCo Trail, shopping, restaurants, schools, public transit, West Coast Express - all within a short walk. This generously sized 1 bedroom & den offers 9' ceiling, open concept kitchen with wood shaker-style cabinets, thick granite counter tops & stainless steel appliances. This social space also boasts a great patio space big enough to entertain or just curl up with a nice book. Building amenities are great & include an exercise room, bike storage, party room, 2 EV charging stalls & a guest suite!

\$575,000

Keith Roy, PREC*

Jacob Lahti

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Master
11 Years



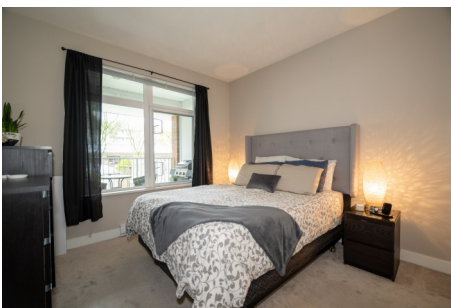
RE/MAX

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*Personal Real Estate Corporation

115-2368 MARPOLE AVENUE

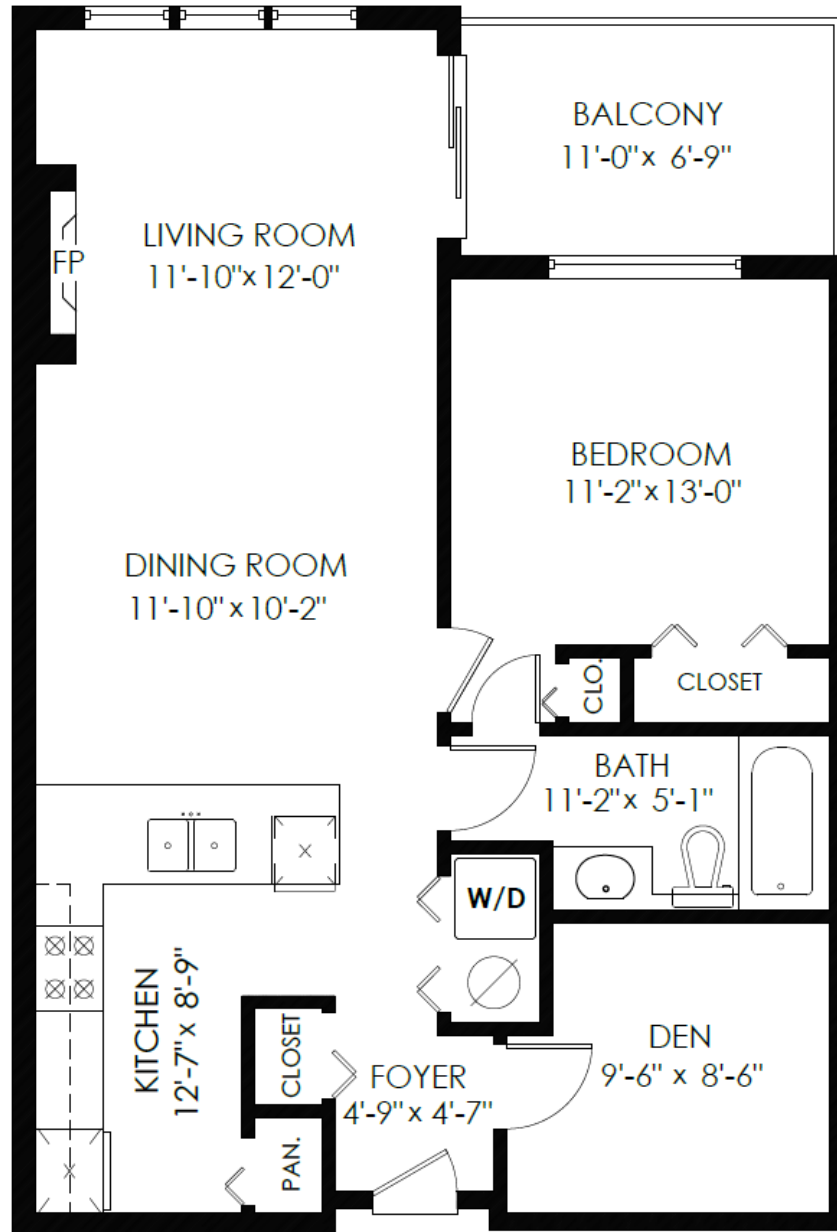
View additional photos & 3D tour at www.VancouverPropertyFinder.com



Floor Area: 798 sq.ft.

Balcony: 75 sq.ft.

Ceiling Height: 8'-10"



MEASURED ON: (2022-04-08)

info@pixlworks.com www.pixlworks.com 604.329.5788

E&O Insured. 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
R2687024
 Board: V
 Apartment/Condo

115 2368 MARPOLE AVENUE
 Port Coquitlam
 Central Pt Coquitlam
 V3C 2A2

Residential Attached
\$575,000 (LP)
 (SP) **M**



Sold Date:
 Meas. Type: **Feet**
 Frontage(feet):
 Frontage(metres):
 Depth / Size (ft.):
 Sq. Footage: **0.00**
 Flood Plain:
 View:
 Complex / Subdiv: **RIVER ROCK LANDING**
 Services Connctd: **Community, Electricity, Sanitary Sewer**

If new, GST/HST inc?:
 Bedrooms: **1**
 Bathrooms: **1**
 Full Baths: **1**
 Half Baths: **0**
 P.I.D.: **027-643-832**

Original Price: **\$575,000**
 Approx. Year Built: **2008**
 Age: **14**
 Zoning: **RA2**
 Gross Taxes: **\$1,540.38**
 For Tax Year: **2021**
 Tax Inc. Utilities?:
 Tour: **Virtual Tour URL**

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

Style of Home: **End Unit, Ground Level Unit**
 Construction: **Frame - Wood**
 Exterior: **Brick, Mixed, Vinyl**
 Foundation: **Concrete Slab**

Renovations:
 # of Fireplaces: **1** R.I. Fireplaces:
 Fireplace Fuel: **Electric**
 Fuel/Heating: **Electric, Hot Water**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
 Type of Roof: **Asphalt, Torch-On**

Reno. Year:
 Rain Screen: **Full**
 Metered Water:
 R.I. Plumbing:

Total Parking: **1** Covered Parking: **1** Parking Access: **Rear, Side**
 Parking: **Garage Underbuilding, Garage, Underground**
 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: **Mixed, Tile, Carpet**

Legal: **STRATA LOT 15, PLAN BCS3084, DISTRICT LOT 379, 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**

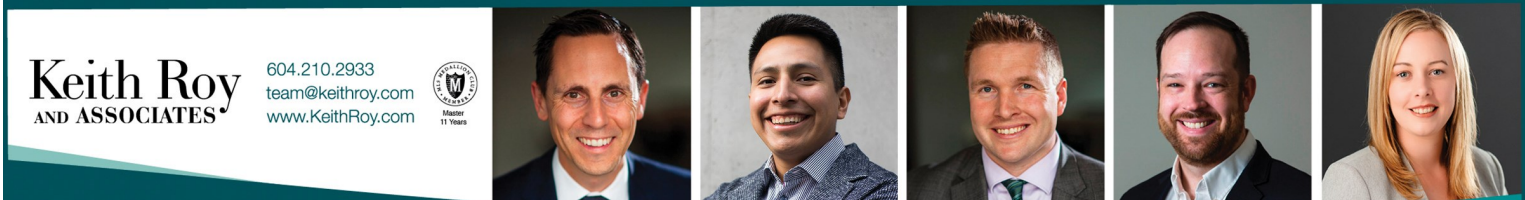
Amenities: **Bike Room, Elevator, Exercise Centre, Guest Suite, In Suite Laundry, Recreation Center**

Site Influences: **Central Location, Private Setting**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings**

Finished Floor (Main): 798	Units in Development: 81	Tot Units in Strata: 81	Locker:
Finished Floor (Above): 0	Exposure:	Stores in Building: 4	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: HARBOURSIDE PROPERTY MGMT LTD	Mgmt. Co's #: 778-590-5500	
Finished Floor (Below): 0	Maint Fee: \$296.77	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Caretaker, Garbage Pickup, Gardening, Management		
Finished Floor (Total): 798 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allwd w/Restrctns		
Unfinished Floor: 0	Restricted Age:	# of Pets: 2	Cats: Yes Dogs: Yes
Grand Total: 798 sq. ft.	# or % of Rentals Allowed: 20#		
Suite:	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	4'9 x 4'7			x	1	Main	4	Yes
Main	Kitchen	12'7 x 8'9			x	2			
Main	Dining Room	11'10 x 10'2			x	3			
Main	Living Room	11'10 x 12'0			x	4			
Main	Bedroom	11'2 x 13'0			x	5			
Main	Den	9'6 x 8'6			x	6			
		x			x	7			
		x			x	8			

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