



NEIGHBORHOOD HIGHLIGHTS

Elementary School

Central Community Elementary

High School

Ecole Riverside Secondary

French Immersion

Ecole Mary Hill Elementary

Ecole Pitt River Middle

WALK SCORE: 65

TRANSIT SCORE: 61

BIKE SCORE: 81

206-2484 WILSON AVENUE

2 BED, 2 BATH, 952 SQ. FT.

Premium 2 bedroom, 2 bathroom CORNER unit at Verde overlooking Gates Park. New engineered floors, wainscoting, updated cabinets and built-in master bedroom headboard put this unit far ahead of other competitive units in the area. The spacious layout has lots of windows, separated bedrooms, and 9ft high ceilings. Well-run strata with healthy reserve fund over \$420,000. Easy access to downtown PoCo, walking trails, tennis courts, and West Coast Express.

\$530,000

Keith Roy, PREC*

Taryn Lees

Greg Dent

Greg Andruff, PREC*

Sarah Hopkins

Keith Roy
AND ASSOCIATES

604.210.2933
team@keithroy.com
www.KeithRoy.com



RE/MAX

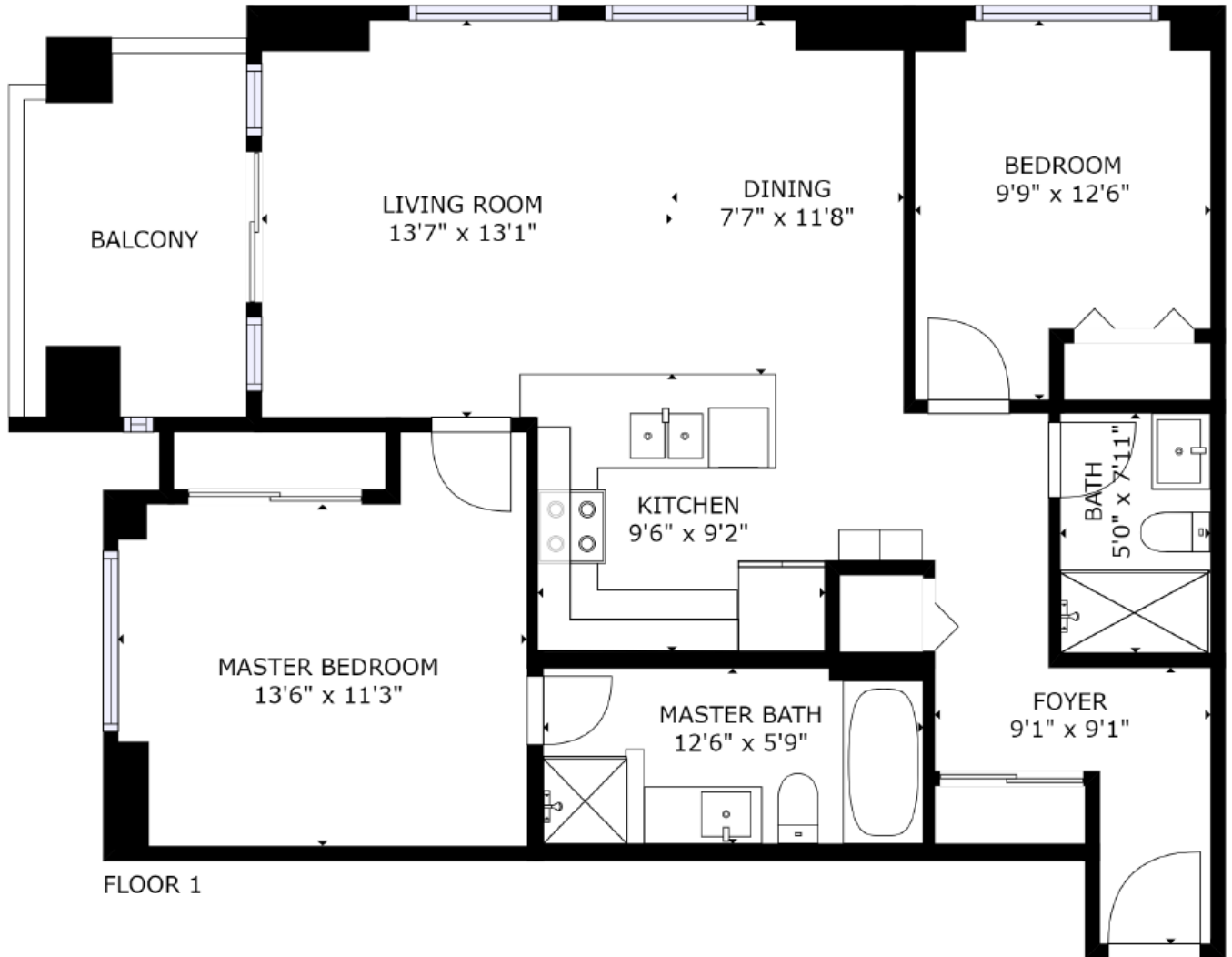
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*Personal Real Estate Corporation

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





952 SqFt as per Strata Plan



Presented by:
Keith Roy PREC*

RE/MAX Select Realty
Phone: 604-210-2933
http://www.keithroy.com
team@keithroy.com



Active
R2509890
Board: V
Apartment/Condo

206 2484 WILSON AVENUE
Port Coquitlam
Central Pt Coquitlam
V3C 0A5

Residential Attached
\$530,000 (LP)
(SP) **M**



| | | |
|--|-----------------------------|----------------------------------|
| Sold Date: | Frontage (feet): | Original Price: \$530,000 |
| Meas. Type: Feet | Frontage (metres): | Approx. Year Built: 2008 |
| Depth / Size (ft.): | Bedrooms: 2 | Age: 12 |
| Lot Area (sq.ft.): 0.00 | Bathrooms: 2 | Zoning: ME |
| Flood Plain: | Full Baths: 2 | Gross Taxes: \$2,066.92 |
| Council Apprv?: | Half Baths: 0 | For Tax Year: 2020 |
| Exposure: | Maint. Fee: \$351.54 | Tax Inc. Utilities?: No |
| If new, GST/HST inc?: | | P.I.D.: 027-378-128 |
| Mgmt. Co's Name: QUAY PACIFIC | | Tour: Virtual Tour URL |
| Mgmt. Co's Phone: 604-521-0876 | | |
| View: No : | | |
| Complex / Subdiv: VERDE | | |
| Services Connected: Community, Electricity, Water | | |
| Sewer Type: | | |

| | | | |
|--|-------------------------------------|---------------------------------------|-----------------------------------|
| Style of Home: Inside Unit | Total Parking: 1 | Covered Parking: 1 | Parking Access: |
| Construction: Frame - Wood | Parking: Garage; Underground | | |
| Exterior: Fibre Cement Board | | | Locker: N |
| Foundation: Concrete Perimeter | Reno. Year: | Dist. to Public Transit: CLOSE | Dist. to School Bus: CLOSE |
| Rain Screen: Full | R.I. Plumbing: | Units in Development: 82 | Total Units in Strata: 82 |
| Renovations: | Metered Water: | Title to Land: Freehold Strata | |
| Water Supply: City/Municipal | R.I. Fireplaces: | Property Disc.: Yes | |
| Fireplace Fuel: | # of Fireplaces: 0 | Fixtures Leased: No : | |
| Fuel/Heating: Baseboard, Electric | | Fixtures Rmvd: No : | |
| Outdoor Area: Balcny(s) Patio(s) Dck(s) | | Floor Finish: Hardwood | |
| Type of Roof: Torch-On | | | |

Maint Fee Inc: **Garbage Pickup, Gardening, Hot Water, Management, Recreation Facility**
 Legal: **STRATA LOT 23, PLAN BCS2750, DISTRICT LOT 174, 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, Exercise Centre, Recreation Center**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
 Features: **CithWsh/Dryr/Frdg/Stve/DW**

| Floor | Type | Dimensions | Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|----------------|-------------|-------|------|------------|-------|------|------------|
| Main | Foyer | 9'1 x 9'1 | | | x | | | x |
| Main | Kitchen | 9'6 x 9'2 | | | x | | | x |
| Main | Dining Room | 7'7 x 11'8 | | | x | | | x |
| Main | Living Room | 13'7 x 13'1 | | | x | | | x |
| Main | Master Bedroom | 13'6 x 11'3 | | | x | | | x |
| Main | Bedroom | 9'9 x 12'6 | | | x | | | x |
| | | x | | | x | | | x |
| | | x | | | x | | | x |
| | | x | | | x | | | x |
| | | x | | | x | | | x |

| | | | | | | | | |
|--|--|-------------------------|-----------------------|------|-------|-------------|----------|----------------|
| Finished Floor (Main): 952 | # of Rooms: 6 | # of Kitchens: 1 | # of Levels: 1 | Bath | Floor | # of Pieces | Ensuite? | Outbuildings |
| Finished Floor (Above): 0 | Crawl/Bsmt. Height: | | | 1 | Main | 3 | No | Barn: |
| Finished Floor (Below): 0 | Restricted Age: | | | 2 | Main | 4 | Yes | Workshop/Shed: |
| Finished Floor (Basement): 0 | # of Pets: 1 | Cats: Yes | Dogs: Yes | 3 | | | | Pool: |
| Finished Floor (Total): 952 sq. ft. | # or % of Rentals Allowed: 5 | | | 4 | | | | Garage Sz: |
| | Bylaws: Pets Allowed w/Rest., Rentals Allwd w/Restrctns | | | 5 | | | | Grg Dr Ht: |
| Unfinished Floor: 0 | | | | 6 | | | | |
| Grand Total: 952 sq. ft. | Basement: None | | | 7 | | | | |
| | | | | 8 | | | | |

| | | | | |
|---|----------------|---------------|-------------------------|-------------------|
| Keith Roy AND ASSOCIATES 604.210.2933 team@keithroy.com www.KeithRoy.com | Taryn Lees | Greg Dent | Greg Andruff, PREC* | Sarah Hopkins |
|---|----------------|---------------|-------------------------|-------------------|

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