



Presented by:

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Active
R2749452

Board: V
Apartment/Condo

206 2488 WELCHER AVENUE

Port Coquitlam
Central Pt Coquitlam
V3C 1X7

Residential Attached

\$518,000 (LP)

(SP)



#206 2488 WELCHER AVE

Sold Date:	If new,GST/HST inc?:	Original Price: \$518,000
Meas. Type: Feet	Bedrooms: 1	Approx. Year Built: 2005
Frontage(feet):	Bathrooms: 1	Age: 18
Frontage(metres):	Full Baths: 1	Zoning: APT
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$1,597.70
Sq. Footage: 0.00		For Tax Year:
Flood Plain:	P.I.D.: 026-598-540	Tax Inc. Utilities?:
View: Yes : Park View		Tour: Virtual Tour URL
Complex / Subdiv: RIVERSIDE AT GATES PARK		
First Nation:		
Services Connctd: Community, Electricity, Sanitary Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **Inside Unit**
 Construction: **Frame - Wood**
 Exterior: **Brick, Fibre Cement Board, Mixed**
 Foundation: **Concrete Perimeter**

Renovations:
 # of Fireplaces: **1** R.I. Fireplaces:
 Fireplace Fuel: **Electric**
 Fuel/Heating: **Baseboard, Electric**
 Outdoor Area: **Balcony(s)**
 Type of Roof: **Asphalt**

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

Total Parking: **1** Covered Parking: **1** Parking Access: **Lane**
 Parking: **Garage Underbuilding**
 Dist. to Public Transit: **1/2 block** Dist. to School Bus: **1/2 block**
 Title to Land: **Freehold Strata**
 Property Disc.: **Yes**
 Fixtures Leased: :
 Fixtures Rmvd: **Yes: ASK LA**
 Floor Finish: **Laminate**

Legal: **STRATA LOT 8, PLAN BCS1730, 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 1 OR V, AS APPROPRIATE**

Amenities: **Elevator, Guest Suite**

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

Finished Floor (Main): 849	Units in Development: 22	Tot Units in Strata:	Locker: No
Finished Floor (Above): 0	Exposure:	Storeys in Building:	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: West Coast Property	Mgmt. Co's #:	
Finished Floor (Below): 0	Maint Fee: \$324.02	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Garbage Pickup, Gardening, Management		
Finished Floor (Total): 849 sq. ft.			
Unfinished Floor: 0			
Grand Total: 849 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest.	# of Pets:	Cats: Dogs:
Suite:	Restricted Age:		
Basement: None	# or % of Rentals Allowed:		
Crawl/Bsmt. Ht: # of Levels: 1	Short Term (<1yr)Rnt/Lse Alwd?: No		
# of Kitchens: 1	Short Term Lse-Details:		

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Kitchen	11'5 x 11'0			x	1	Main	4	Yes
Main	Dining Room	11'0 x 7'11			x	2			
Main	Living Room	13'11 x 13'2			x	3			
Main	Bedroom	13'2 x 10'10			x	4			
Main	Walk-In Closet	7'10 x 4'11			x	5			
Main	Den	10'8 x 8'4			x	6			
		x			x	7			
		x			x	8			

Listing Broker(s): **Keller Williams Elite Realty**

Can't beat the location of Riverside at Gates Park! Located across the street from gates park/poco trail & a short walk to WCE, Poco Rec centre, Schools, Shops, restaurants, Brewery & tons more! #206 comes Fully Loaded w/ a SPACIOUS open concept layout consisting of 849sqft 1Bed 1Bath & 1 HUGE Den Ideal for office, yoga studio, storage, gaming station or crash pad for visitors The Open concept main living space has your ideal flow, Kitchen's stocked with S/S appliances, lots of storage & TONS of counter top space for you to explore your culinary talents;) Dining/Livingroom were made for entertaining. Soak up the View of Gates Park & enjoy a 24/7/365 Grill Szn from the Fully Covered Patio! OPEN HOUSE Sat Feb 4 & Sun Feb 5 from 2-4 Click "VIRTUAL TOUR" for more info, Pics, Video & Floorplan!