



# Craig Johnston

Keller Williams Elite Realty  
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**Active**  
**R2782694**  
Board: V  
Townhouse

## 18 1245 HOLTBY STREET

Coquitlam  
Burke Mountain  
V3B 0E6

Residential Attached  
**\$998,800** (LP)   
(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: <b>\$998,800</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>3</b>	Approx. Year Built: <b>2010</b>
Frontage(feet):	Bathrooms: <b>3</b>	Age: <b>13</b>
Frontage(metres):	Full Baths: <b>3</b>	Zoning: <b>RTM-1</b>
Depth / Size (ft.):	Half Baths: <b>0</b>	Gross Taxes: <b>\$2,692.56</b>
Sq. Footage: <b>0.00</b>	P.I.D.: <b>028-139-429</b>	For Tax Year: <b>2022</b>
Flood Plain:	View: <b>:</b>	Tax Inc. Utilities?: <b>No</b>
Complex / Subdiv: <b>TATTON EAST</b>	First Nation	Tour: <b>Virtual Tour URL</b>
Services Connctd: <b>Community, Electricity, Sanitary Sewer, Storm Sewer, Water</b>	Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>

Style of Home: **3 Storey**  
Construction: **Frame - Wood**  
Exterior: **Brick, Vinyl**  
Foundation: **Concrete Slab**

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

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

Total Parking: **2** Covered Parking: **1** Parking Access: **Lane**  
Parking: **Garage; Single**  
Dist. to Public Transit: **close** Dist. to School Bus: **close**  
Title to Land: **Freehold Strata**  
Property Disc.: **Yes**  
Fixtures Leased: **:**  
Fixtures Rmvd: **:**  
Floor Finish: **Laminate, Carpet**

Legal: **STRATA LOT 5, PLAN BCS3714, SECTION 7, TOWNSHIP 40, 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: **In Suite Laundry**

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

Finished Floor (Main):	<b>581</b>
Finished Floor (Above):	<b>593</b>
Finished Floor (AbvMain2):	<b>0</b>
Finished Floor (Below):	<b>277</b>
Finished Floor (Basement):	<b>0</b>
Finished Floor (Total):	<b>1,451 sq. ft.</b>
Unfinished Floor:	<b>0</b>
Grand Total:	<b>1,451 sq. ft.</b>

Units in Development: **34** Tot Units in Strata: **34** Locker: **No**  
Exposure: **West** Storeys in Building: **3**  
Mgmt. Co's Name: **Dwell Prop Manage** Mgmt. Co's #:  
Maint Fee: **\$292.83** Council/Park Apprv?:  
Maint Fee Includes: **Garbage Pickup, Gardening, Management, Snow removal**

Suite: **None**  
Basement: **None**  
Crawl/Bsmt. Ht: # of Levels: **3**  
# of Kitchens: **1** # of Rooms: **8**

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allowed**  
Restricted Age: # of Pets: **2** Cats: Dogs:  
# or % of Rentals Allowed:  
Short Term(<1yr)Rnt/Lse Alwd?: **No**  
Short Term Lse-Details:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Below	Bedroom	8'8 x 8'5			x	1	Below	4	No
Below	Foyer	6'4 x 7'4			x	2	Above	4	No
Main	Kitchen	8'5 x 13'8			x	3	Above	4	Yes
Main	Eating Area	5'9 x 13'3			x	4			
Main	Dining Room	10'10 x 10'2			x	5			
Main	Patio	12'3 x 8'2			x	6			
Above	Bedroom	11'10 x 11'			x	7			
Above	Primary Bedroom	11'11 x 12'10			x	8			

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

**Top 5 Reasons why this townhouse will move quick. #1. LOCATION - Super central lower Burke Mountain close to Leigh Elementary & Victoria Park. Amazing biking & walking trails. #2. COMPLEX - Tatton East. This Georgian style townhouse was built by Mosaic in 2010. #18 is very unique with its all white brick facade. Sitting pretty on a beautiful tree lined street. #3. LAY-OUT - 3 beds (2 up & 1 down) with 3 full bathrooms spread out over 3 levels. 1 car garage with driveway parking. Good size patio off the open concept main level. See 3D Floor Plan. #4. FEATURES - Granite counters, stainless appliances, laminate flooring on main (carport up) & elec. fireplace. #5. PRICE - All this for under 1 mil is a steal of a deal. Open Sat/Sun June 3rd & 4th 2:00-4:00. See You there :)**