



Presented by:
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Active
R2849575
Board: V
Apartment/Condo

103 2432 WELCHER AVENUE

Port Coquitlam
Central Pt Coquitlam
V3C 1X7

Residential Attached

\$639,000 (LP)
(SP)



Sold Date:
Meas. Type:
Depth / Size (ft.):
Lot Area (sq.ft.): **0.00**
Flood Plain:
Council Apprv?:
Exposure: **South**
If new, GST/HST inc?:

Frontage (feet):
Frontage (metres):
Bedrooms: **2**
Bathrooms: **2**
Full Baths: **2**
Half Baths: **0**
Maint. Fee: **\$341.04**

Original Price: **\$639,000**
Approx. Year Built: **2004**
Age: **20**
Zoning: **RA1**
Gross Taxes: **\$1,906.91**
For Tax Year: **2023**
Tax Inc. Utilities?: **No**
P.I.D.: **025-994-522**
Tour: **Virtual Tour URL**

Mgmt. Co's Name: **COLLOSSEUM MANAGEMENT**
Mgmt. Co's Phone:

View: :

Complex / Subdiv: **GARDENIA**

Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**
Sewer Type: **City/Municipal**

#103 2432 WELCHER AVE

Style of Home: **Ground Level Unit**
Construction: **Frame - Wood**
Exterior: **Brick, Vinyl**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
Water Supply: **City/Municipal**
Fireplace Fuel: **Gas - Natural**
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **Patio(s)**
Type of Roof: **Asphalt**

Reno. Year:
R.I. Plumbing:

Metered Water:
R.I. Fireplaces:
of Fireplaces: **1**

Total Parking: **2** Covered Parking: **2** Parking Access: **Rear**
Parking: **Garage; Underground**
Locker: **N**
Dist. to Public Transit: **Close**
Units in Development: **31** Dist. to School Bus: **Close**
Title to Land: **Freehold Strata**
Total Units in Strata: **31**
Property Disc.: **Yes**
Fixtures Leased: :
Fixtures Rmvd: :
Floor Finish: **Tile, Vinyl/Linoleum, Wall/Wall/Mixed**

Maint Fee Inc: **Garbage Pickup, Gardening, Management**

Legal: **STRATA LOT 7, PLAN BCS905, DISTRICT LOT 289, 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**

Amenities: **Bike Room, Garden, In Suite Laundry**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Disposal - Waste, Drapes/Window Coverings, Garage Door Opener, Microwave**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	5'10 x 3'5			x			x
Main	Kitchen	8'4 x 7'11			x			x
Main	Dining Room	9' x 11'5			x			x
Main	Living Room	10'5 x 14'			x			x
Main	Primary	9'11 x 11'8			x			x
Main	Bedroom	10' x 12'			x			x
Main	Patio	14'8 x 9'7			x			x
Main	Patio	7'4 x 6'6			x			x
Main	Patio	7'7 x 6'4			x			x
		x			x			x

Finished Floor (Main):	907	# of Rooms: 9	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:			1	Main	3	Yes	Barn:
Finished Floor (Below):	0	Restricted Age:			2	Main	4	No	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets: 2	Cats: Yes	Dogs: Yes	3				Pool:
Finished Floor (Total):	907 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
		Bylaws: Pets Allowed w/Rest.			5				Grg Dr Ht:
Unfinished Floor:	0				6				
Grand Total:	907 sq. ft.	Basement: None			7				
					8				

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

Top 5 reasons why this condo will move quick. #1. LOCATION - Super central downtown Poco close to Riverside school, Gates park, The Coquitlam River, Poco Trail & walking distance to lots of shops. #2. BUILDING - The Gardenia is a very well maintained & proactive building that's in great shape. #3. LAY-OUT - This 2 bed + 2 full bath has an open concept kitchen/living area with great flow. Lots of storage and easy access to street level. #4. FEATURES - Ground level entrance, gas fireplace, gas stove, new laminate flooring, newer black appliances, new hot water tank & 3 Patios. #5. PRICE - All this for under \$640K is unheard of with 2 parking spots in the underground. Open House Sat/Sun Feb 17 + 18th. 2:00-4:00pm. Be There.