



Presented by:
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Sold
R2874636
Board: V
Apartment/Condo

316 2975 PRINCESS CRESCENT

Coquitlam
Canyon Springs
V3B 7N3

Residential Attached

\$639,900 (LP)

\$675,000 (SP)



Sold Date: 4/29/2024	If new,GST/HST inc?:	Original Price: \$639,900
Meas. Type:	Bedrooms: 2	Approx. Year Built: 1993
Frontage(feet):	Bathrooms: 2	Age: 31
Frontage(metres):	Full Baths: 2	Zoning: RM-30
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$1,954.96
Sq. Footage: 0.00		For Tax Year: 2023
Flood Plain:	P.I.D.: 018-301-916	Tax Inc. Utilities?: Yes
View: No		Tour: Virtual Tour URL
Complex / Subdiv: Jefferson		
First Nation:		
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **1 Storey, Corner Unit**
Construction: **Frame - Wood**
Exterior: **Mixed, Stucco**
Foundation: **Concrete Perimeter**

Renovations: **Partly**
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Gas - Natural**
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **Balcony(s)**
Type of Roof: **Torch-On**

Reno. Year: **2013**
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **1** Covered Parking: **1** Parking Access: **Front**
Parking: **Garage; Underground, Open, Visitor Parking**
Dist. to Public Transit: **Close** Dist. to School Bus:
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: :
Fixtures Rmvd: :
Floor Finish: **Laminate, Tile**

Legal: **STRATA LOT 38, PLAN LMS888, DISTRICT LOT 386, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THECOMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1**

Amenities: **Bike Room, Club House, Elevator, In Suite Laundry**

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

Finished Floor (Main): **1,141**
Finished Floor (Above): **0**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **1,141 sq. ft.**
Unfinished Floor: **0**
Grand Total: **1,141 sq. ft.**

Units in Development: **61** Tot Units in Strata: **61** Locker: **Yes**
Exposure: Storeys in Building: **4**
Mgmt. Co's Name: **Strataco** Mgmt. Co's #: **604-294-4141**
Maint Fee: **\$592.59** Council/Park Apprv?:
Maint Fee Includes: **Caretaker, Garbage Pickup, Gardening, Gas, Hot Water, Management**

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

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allowed**
Restricted Age: # of Pets: 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?
Main	Living Room	12'7 x 14'4			x	1	Main	5	Yes
Main	Dining Room	18'4 x 8'10			x	2	Main	3	No
Main	Kitchen	11'3 x 8'8			x	3			
Main	Eating Area	4'9 x 8'8			x	4			No
Main	Primary Bedroom	11'0 x 13'6			x	5			No
Main	Walk-In Closet	4'10 x 6'4			x	6			No
Main	Bedroom	11'1 x 11'3			x	7			No
Main	Foyer	3'7 x 7'			x	8			No

Listing Broker(s): **Macdonald Realty (Delta)**

Macdonald Realty (Delta)

RARE move-in condition opportunity! Tastefully renovated 2-bedroom CORNER unit at centrally located & family oriented Jefferson . Building is situated in private c-d-s. FULL PRIVACY & QUIET unit faces Hoy Creek, surrounded by Cypress trees. Located close to Coquitlam Center Mall, Lafarge Lake Douglas Skytrain Station, library, grocery stores, schools, colleges, daycare, restaurants & aquatic/recreation center. Updated flooring, bathrooms, kitchen & counter tops. Storage locker is on same floor. Polygon built well managed building. Newer paint & carpets in building hallways.