



Presented by:  
**Craig Johnston PREC\***

The Macnabs Team  
Royal LePage Elite West  
Phone: 604-202-6092



craig@themacnabs.com

**Active**  
**R2967833**  
Board: V  
Apartment/Condo

**107 1668 GRANT AVENUE**

Port Coquitlam  
Glenwood PQ  
V3B 1P3

Residential Attached

**\$614,900** (LP)

(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: <b>\$624,900</b>
Meas. Type:	Bedrooms: <b>2</b>	Approx. Year Built: <b>2005</b>
Frontage(feet):	Bathrooms: <b>2</b>	Age: <b>20</b>
Frontage(metres):	Full Baths: <b>2</b>	Zoning: <b>STRATA</b>
Depth / Size (ft.):	Half Baths: <b>0</b>	Gross Taxes: <b>\$1,971.63</b>
Sq. Footage: <b>0.00</b>		For Tax Year: <b>2023</b>
Flood Plain:	P.I.D.: <b>026-293-102</b>	Tax Inc. Utilities?: <b>No</b>
View: :		Tour: <b>Virtual Tour URL</b>
Complex / Subdiv: <b>Glenwood Terrace</b>		
First Nation:		
Services Connctd: <b>Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

Style of Home: **Corner Unit, Ground Level Unit**  
Construction: **Frame - Wood**  
Exterior: **Brick, Vinyl**  
Foundation: **Concrete Perimeter**

Renovations:  
# of Fireplaces: **1** R.I. Fireplaces:  
Fireplace Fuel: **Gas - Natural**  
Fuel/Heating: **Natural Gas**  
Outdoor Area: **Patio(s)**  
Type of Roof: **Asphalt**

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

Total Parking: **2** Covered Parking: **2** Parking Access: **Lane**  
Parking: **Garage; Underground**  
Dist. to Public Transit: **Near** Dist. to School Bus: **Near**  
Title to Land: **Freehold Strata**  
Property Disc.: **Yes**  
Fixtures Leased: :  
Fixtures Rmvd: :  
Floor Finish: **Mixed**

Legal: **STRATA LOT 4, PLAN BCS1319, DISTRICT LOT 466, 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: **None**

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

Finished Floor (Main):	<b>1,008</b>
Finished Floor (Above):	<b>0</b>
Finished Floor (AbvMain2):	<b>0</b>
Finished Floor (Below):	<b>0</b>
Finished Floor (Basement):	<b>0</b>
Finished Floor (Total):	<b>1,008 sq. ft.</b>
Unfinished Floor:	<b>0</b>
Grand Total:	<b>1,008 sq. ft.</b>

Units in Development: **20** Tot Units in Strata: Locker: **No**  
Exposure: Storeys in Building: **3**  
Mgmt. Co's Name: **Associa** Mgmt. Co's #: **604-591-6060**  
Maint Fee: **\$501.20** Council/Park Apprv?:  
Maint Fee Includes: **Gardening, Gas, Hot Water, Management**

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allowed**  
Restricted Age: # of Pets: **2** Cats: **Yes** Dogs: **Yes**  
# or % of Rentals Allowed: **0**  
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	13'3 x 12'7	Main	Patio	13'5 x 13'1	1	Main	3	No
Main	Dining Room	12'1 x 7'1			x	2	Main	4	Yes
Main	Kitchen	8'8 x 17'9			x	3			
Main	Primary Bedroom	11'6 x 13'5			x	4			
Main	Bedroom	9'6 x 10'9			x	5			
Main	Patio	12'5 x 12'10			x	6			
Main	Foyer	5' x 7'2			x	7			
Main	Laundry	3'1 x 7'2			x	8			

Listing Broker(s): **Royal LePage Elite West**

**OVER 1000 SQ FT GROUND FLOOR CORNER SUITE** in beautiful family neighbourhood. Spacious 2 bed/2 bath home with excellent lay out! Large kitchen features S/S appliances, breakfast bar and plenty of cupboard and counter space + bonus flex area great for eat-in kitchen or home office. Dining room large enough for your dining table and relax in huge living room including cozy gas fireplace. Primary bedroom is big enough for your King Size and boasts a large walk in closet and 4 pc ensuite with walk out to PRIVATE SECOND PATIO! Well sized second bedroom great for kids or roommate. 2 parking SIDE BY SIDE! Fantastic location for walk to groceries, dining cafes and more.