



Presented by:
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Active
R3019030

Board: V
 Apartment/Condo

410 2627 SHAUGHNESSY STREET

Port Coquitlam
 Central Pt Coquitlam
 V3C 0E1

Residential Attached

\$799,900 (LP)

(SP)



410 2627 Shaughnessy St

Sold Date:	If new, GST/HST inc?:	Original Price: \$799,900
Meas. Type:	Bedrooms: 3	Approx. Year Built: 2008
Frontage(feet):	Bathrooms: 2	Age: 17
Frontage(metres):	Full Baths: 2	Zoning: RES
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$2,466.14
Sq. Footage: 0.00		For Tax Year: 2023
Flood Plain:	P.I.D.: 027-624-862	Tax Inc. Utilities?: No
View: Yes : mountains		Tour:
Complex / Subdiv: Villagio		
First Nation		
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Water		
Sewer Type:	Water Supply: City/Municipal	

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

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

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

Total Parking: **2** Covered Parking: **2** Parking Access:
 Parking: **Garage; Underground**
 Dist. to Public Transit:
 Title to Land: **Freehold Strata**
 Property Disc.: **Yes**
 Fixtures Leased: **No** :
 Fixtures Rmvd: **No** :
 Floor Finish:

Legal: **STRATA LOT 38, PLAN BCS3019, DISTRICT LOT 379, 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: **Air Cond./Central, Elevator, Exercise Centre, In Suite Laundry, Recreation Center, Storage**

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

Finished Floor (Main): 1,333			Units in Development:			Tot Units in Strata:			Locker:		
Finished Floor (Above): 0			Exposure:			Storeys in Building:					
Finished Floor (AbvMain2): 0			Mgmt. Co's Name:			Mgmt. Co's #:					
Finished Floor (Below): 0			Maint Fee: \$536.00			Council/Park Apprv?:					
Finished Floor (Basement): 0			Maint Fee Includes: Garbage Pickup, Gardening, Management, Recreation Facility, Water								
Finished Floor (Total): 1,333 sq. ft.											
Unfinished Floor: 0											
Grand Total: 1,333 sq. ft.			Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allowed								
Suite:			Restricted Age:			# of Pets:			Cats: Dogs:		
Basement: None			# or % of Rentals Allowed:								
Crawl/Bsmt. Ht:			Short Term(<1yr)Rnt/Lse Alwd?: No								
# of Kitchens: 1			Short Term Lse-Details:								
# of Levels: 1											
# of Rooms: 7											
Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?		
Main	Foyer	5'1 x 4'5			x	1	Main	3	No		
Main	Kitchen	10' x 11'7			x	2	Main	4	Yes		
Main	Living Room	11'8 x 21'10			x	3					
Main	Dining Room	12'5 x 14'5			x	4					
Main	Bedroom	10'7 x 10'7			x	5					
Main	Bedroom	8'9 x 11'2			x	6					
Main	Primary Bedroom	10'8 x 12'			x	7					
		x			x	8					

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

Stunning top floor Penthouse with soaring 12' ceilings, new wide plank flooring, crown molding, and updated kitchen with brand new counters! The spacious layout includes a Family Room and 3rd bedroom off the Living Room, plus AIR CONDITIONING throughout for year-round comfort. The chef-inspired Kitchen has large wrap-around counters, shaker cabinets and new SS appliances. Both the Primary and 2nd Bedrooms feature wall-mounted A/C and 12' floor-to-ceiling windows. Enjoy breathtaking views of Grouse and Burke Mountains from the large 19'x8' NW-facing patio. Ideally located above Waves Coffee and Donald's Market, with shops, services, transit, and the West Coast Express just steps away. Includes 2 parking stalls and 1 locker.