



Presented by:
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Closed
R2999618
Board: V
Apartment/Condo

3205 450 WESTVIEW STREET

Coquitlam
Coquitlam West
V3K 0G3

Residential Attached

\$588,000 (LP)

\$555,000 (SP)



Sold Date: 5/17/2025	Frontage (feet):	Original Price: \$588,000
Meas. Type: Feet	Frontage (metres):	Approx. Year Built: 2021
Depth / Size (ft.):	Bedrooms: 1	Age: 4
Lot Area (sq.ft.): 0.00	Bathrooms: 1	Zoning: STRATA
Flood Plain:	Full Baths: 1	Gross Taxes: \$1,932.11
Council Apprv?: No	Half Baths: 0	For Tax Year: 2023
Exposure: East	Maint. Fee: \$307.39	Tax Inc. Utilities?: No
If new, GST/HST inc?: Yes		P.I.D.: 031-522-351
Mgmt. Co's Name: COLOSSEUM PROPERTY MGMT		Tour:
Mgmt. Co's Phone:		
View: Yes: MOUNTAINS		
Complex / Subdiv: Hensley		
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Water		
Sewer Type: City/Municipal		

Style of Home: 1 Storey, Penthouse, Upper Unit	Total Parking: 1	Covered Parking: 1	Parking Access: Side
Construction: Concrete, Concrete Block, Concrete Frame	Parking: Garage; Single, Garage; Underground, Visitor Parking		
Exterior: Concrete, Metal, Mixed			Locker: Y
Foundation: Concrete Perimeter, Concrete Slab	Dist. to Public Transit: 5 MINS		Dist. to School Bus: 10 MINS
Rain Screen: Full	Units in Development: 264		Total Units in Strata: 264
Renovations:	Title to Land: Freehold Strata		
Water Supply: City/Municipal	Property Disc.: No		
Fireplace Fuel: None	Fixtures Leased: No : FURNITURE IN THE PICTURES ARE VIRTUALLY STAGED		
Fuel/Heating: Heat Pump	Fixtures Rmvd: No :		
Outdoor Area: Balcony(s)	Floor Finish: Laminate, Tile, Wall/Wall/Mixed		
Type of Roof: Torch-On			

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Gas, Hot Water, Management, Recreation Facility, Snow removal**
 Legal: **STRATA LOT 259, PLAN EPS7664, DISTRICT LOT 3, 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, Concierge**

Site Influences: **Central Location, Golf Course Nearby, Lane Access, Private Setting, Recreation Nearby, Shopping Nearby**
 Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Microwave, Smoke Alarm, Sprinkler - Fire**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	4'0 x 3'1			x			x
Main	Laundry	5'10 x 2'11			x			x
Main	Kitchen	12'4 x 8'4			x			x
Main	Dining Room	10'2 x 7'2			x			x
Main	Living Room	11'0 x 9'4			x			x
Main	Patio	11'0 x 6'9			x			x
Main	Bedroom	9'5 x 9'4			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 548	# of Rooms: 7	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	Crawl/Bsmt. Height:			1	Main	4	No	Barn:
Finished Floor (Below): 0	Restricted Age:			2				Workshop/Shed:
Finished Floor (Basement): 0	# of Pets: 2	Cats: Yes	Dogs: Yes	3				Pool:
Finished Floor (Total): 548 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaws: Pets Allowed w/Rest., Rentals Allowed			5				Grg Dr Ht:
Unfinished Floor: 0				6				
Grand Total: 548 sq. ft.	Basement: None			7				
				8				

Listing Broker(s): **RE/MAX Westcoast**

Wake up to breathtaking views in this stunning one-bedroom PENTHOUSE at Hensley by Cressey, designed for modern urban living. Meticulously maintained, this bright and airy home is filled with natural light from expansive windows, creating a warm and inviting ambiance. The open-concept layout seamlessly connects the living and dining areas, perfect for relaxing or entertaining. The well-appointed kitchen features sleek appliances, while the spacious bedroom offers a peaceful retreat with ample closet space. Enjoy top-tier amenities, a prime location near shopping, dining, and transit, plus the convenience of one parking spot and a storage locker. Don't miss this opportunity! PICTURES WITH FURNITURE ARE VIRTUALLY STAGED.