



Presented by:
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Active
R3078316
Board: V
Apartment/Condo

3401 2968 GLEN DRIVE

Coquitlam
North Coquitlam
V3B 0C4

Residential Attached
\$1,249,900 (LP)
(SP)



#3401 2968 GLEN DRIVE

Sold Date:	If new,GST/HST inc?:	Original Price: \$1,289,900
Meas. Type:	Bedrooms: 2	Approx. Year Built: 2012
Frontage(feet):	Bathrooms: 2	Age: 14
Frontage(metres):	Full Baths: 2	Zoning: C-7
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$4,292.06
Sq. Footage: 0.00		For Tax Year: 2024
Flood Plain:	P.I.D.: 028-871-243	Tax Inc. Utilities?:
View: Yes :270 DEGS. OF MOUNTAINS & CITY	Tour: Virtual Tour URL	
Complex / Subdiv: GRAND CENTRAL 2		
First Nation:		
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **2 Storey, Penthouse**
Construction: **Concrete**
Exterior: **Concrete, Glass**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **0** R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **Balcony(s), Rooftop Deck**
Type of Roof: **Other**

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

Total Parking: **2** Covered Parking: **2** Parking Access: **Rear**
Parking: **Garage Underbuilding, Visitor Parking**
Dist. to Public Transit: **NEAR** Dist. to School Bus: **NEAR**
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish: **Hardwood, Tile, Carpet**

Legal: **STRATA LOT 394, PLAN BCS3495, DISTRICT LOT 384A, 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: **Elevator, Exercise Centre, Garden, In Suite Laundry, Playground, Pool; Outdoor, Sauna/Steam Room**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Intercom, Security System, Wine Cooler**

Finished Floor (Main):	1,125
Finished Floor (Above):	216
Finished Floor (AbvMain2):	0
Finished Floor (Below):	0
Finished Floor (Basement):	0
Finished Floor (Total):	1,341 sq. ft.
Unfinished Floor:	649
Grand Total:	1,990 sq. ft.

Units in Development: **221** Tot Units in Strata: **221** Locker: **Yes**
Exposure: **West** Storeys in Building: **34**
Mgmt. Co's Name: **AWM ALLIANCE** Mgmt. Co's #: **604-685-3227**
Maint Fee: **\$660.68** Council/Park Apprv?:
Maint Fee Includes: **Caretaker, Garbage Pickup, Gardening, Hot Water, Management, Recreation Facility, Sewer, Snow removal**

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allowed**
Restricted Age: # of Pets: **2** Cats: **Yes** Dogs: **Yes**
or % of Rentals Allowed: **100%**
Short Term (<1yr)Rnt/Lse Alwd?: **No**
Short Term Lse-Details:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Foyer	4'7 x 8'3	Above	Office	10'9 x 14'0	1	Main	4	No
Main	Living Room	13'5 x 13'5	Above	Patio	27'4 x 24'3	2	Main	6	Yes
Main	Dining Room	12'8 x 7'0				3			
Main	Flex Room	9'2 x 4'10				4			
Main	Kitchen	8'10 x 15'2				5			
Main	Primary Bedroom	11'10 x 13'5				6			
Main	Walk-In Closet	4'3 x 6'7				7			
Main	Bedroom	10'9 x 10'4				8			

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

Elevate your lifestyle in this signature two-storey penthouse soaring above the heart of Coquitlam. Walls of glass showcase cinematic views of Westwood Plateau, Burrard Inlet, and the city skyline, while rich hardwood and refined designer finishes create a striking, modern ambiance. Entertain at the dramatic 12-ft kitchen island with wine fridge, unwind in the renovated spa-inspired ensuite, and enjoy smart luxury with Sonos, powered blinds, and integrated lighting. Bedrooms are privately separated with their own patios, plus a spectacular 484 sq.ft. rooftop terrace in the sky. Steps to SkyTrain, Lafarge Lake, Coquitlam Centre, shops and dining. In-suite laundry, storage locker, two parking; pets and rentals allowed. Showings by Appointment only.