



Presented by:
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Active
R3150775
Board: V
Apartment/Condo

105 2288 WELCHER AVENUE

Port Coquitlam
Central Pt Coquitlam
V3C 1X4

Residential Attached

\$799,900 (LP)

(SP)



Sold Date:	Frontage (feet):	Original Price: \$799,900
Meas. Type:	Frontage (metres):	Approx. Year Built: 2016
Depth / Size (ft.):	Bedrooms: 3	Age: 10
Lot Area (sq.ft.): 0.00	Bathrooms: 2	Zoning: RA1
Flood Plain:	Full Baths: 2	Gross Taxes: \$2,778.68
Council No	Half Baths: 0	For Tax Year: 2026
Exposure:	Maint. Fee: \$553.97	Tax Inc. Utilities?: No
If new, GST/HST inc?:		P.I.D.: 029-878-250
Mgmt. Co's Name: Ascent Real Estate Management		Tour:
Mgmt. Co's Phone: 604-431-1800		
View: No :		
Complex / Subdiv: AMANTI		
Services Connected: Electricity, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal		

Style of Home: End Unit, Ground Level Unit	Total Parking: 2	Covered Parking: 2	Parking Access: Rear
Construction: Frame - Wood	Parking: Garage; Underground		
Exterior: Brick, Mixed			Locker: Y
Foundation: Concrete Perimeter	Dist. to Public Transit: CLOSE		Dist. to School Bus: CLOSE
Rain Screen:	Units in Development: 28		Total Units in Strata: 28
Renovations:	Title to Land: Freehold Strata		
Water Supply: Community	Property Disc.: No		
Fireplace Fuel: Electric	Fixtures No :		
Fuel/Heating: Baseboard, Electric	Fixtures Rmvd: No :		
Outdoor Area: Patio(s)	Floor Finish: Laminate, Tile		
Type of Roof: Asphalt			

Maint Fee Inc: **Garbage Pickup, Gardening, Management, Recreation Facility, Snow removal**
Legal: **STRATA LOT 5, PLAN EPS3649, DISTRICT LOT 289, 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: **Bike Room, Club House, Elevator, In Suite Laundry, Storage, Wheelchair Access**

Site Influences: **Central Location, Private Setting, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Microwave, Sprinkler - Fire**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'0 x 16'0			x			x
Main	Dining Room	7'8 x 11'5			x			x
Main	Kitchen	14'4 x 12'0			x			x
Main	Primary	14'2 x 12'3			x			x
Main	Bedroom	13'8 x 12'5			x			x
Main	Bedroom	10'1 x 16'3			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 1,268	# of Rooms: 6	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	Crawl/Bsmt. Height:			1	Main	3	No	Barn:
Finished Floor (Below): 0	Restricted Age:			2			No	Workshop/Shed:
Finished Floor (Basement): 0	# of Pets: 2	Cats: Yes	Dogs: Yes	3			No	Pool:
Finished Floor (Total): 1,268 sq. ft.	# or % of Rentals Allowed: 100			4			No	Garage Sz:
	Bylaws: Pets Allowed, Rentals Allwd w/Restrctns			5	Main	4	Yes	Grg Dr Ht:
Unfinished Floor: 0				6			No	
Grand Total: 1,268 sq. ft.	Basement: None			7			No	
				8			No	

Listing Broker(s): **Stonehaus Realty Corp.**

Stunning 1268 sq ft ground floor unit in Amanti in downtown Port Coquitlam, just steps to all shops & services! This gorgeous home features laminate floors throughout. 3 bedrooms including master w/slider access to private patio, walk-in closet & ensuite boasting double walk-in shower. Kitchen showcases white quartz countertops, oversized island with eating bar, white tile backsplash, SS appliances & rich dark wood shaker cabinets. Bright living room w/expansive windows overlooking the 176 sq foot patio & decorative electric fireplace. Dining area opens to patio, perfect for gardeners & entertaining! In-suite laundry. Bonus 2 parking stalls & private oversized storage room. Separate bike storage underground. Just minutes to Westcoast Express, new Poco Rec Facilities, and Gates Park!