

Presented by:
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Active
R3183057
Board: V
Apartment/Condo

204 2266 ATKINS AVENUE

Port Coquitlam
Central Pt Coquitlam
V3C 6N5

Residential Attached
$399,800 (LP)
(SP)



Sold Date:		Frontage (feet):	
Meas. Type:		Frontage (metres):	
Depth / Size (ft.):		Bedrooms:	**1**
Lot Area (sq.ft.):	**0.00**	Bathrooms:	**1**
Flood Plain:		Full Baths:	**1**
Council Apprv?:		Half Baths:	**0**
Exposure:		Maint. Fee:	**$321.56**
If new, GST/HST inc?:	**Yes**		
Mgmt. Co's Name:	**Pacific Quorum Properties Inc.**		
Mgmt. Co's Phone:	**604-635-0260**		
View:	**Yes: Courtyard**		
Complex / Subdiv:	**Mayfair Terrace**		
Services Connected:	**Community, Electricity, Natural Gas**		
Sewer Type:	**City/Municipal**		

Original Price:	**$399,800**		
Approx. Year Built:	**2000**		
Age:	**26**		
Zoning:	**CD19**		
Gross Taxes:	**$1,401.81**		
For Tax Year:	**2026**		
Tax Inc. Utilities?:	**No**		
P.I.D.:	**024-797-006**		
Tour:			

Style of Home:	**Inside Unit**		
Construction:	**Frame - Wood**		
Exterior:	**Brick, Vinyl**		
Foundation:	**Concrete Perimeter**	Reno. Year:	
Rain Screen:		R.I. Plumbing:	
Renovations:			
Water Supply:	**City/Municipal**	Metered Water:	
Fireplace Fuel:	**Gas - Natural**	R.I. Fireplaces:	
Fuel/Heating:	**Electric**	# of Fireplaces:	**1**
Outdoor Area:	**None**		
Type of Roof:	**Asphalt**		

Total Parking:	**1**	Covered Parking: **1**	Parking Access:
Parking:	**Garage; Underground**		
			Locker: **Y**
Dist. to Public Transit:	**Close**		Dist. to School Bus: **Close**
Units in Development:	**46**		Total Units in Strata: **46**
Title to Land:	**Freehold Strata**		
Property Disc.:	**No**		
Fixtures Leased:	**:**		
Fixtures Rmvd:	**:**		
Floor Finish:	**Mixed**		

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Gas, Hot Water, Management, Recreation Facility, Snow removal**
Legal: **STRATA LOT 15, PLAN LMS4171, 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 1 OR V, AS**

Amenities: **Assisted Living, Community Meals, Exercise Centre, Guest Suite, Independent living, Wheelchair Access**

Site Influences: **Adult Oriented, Central Location, Lane Access, Retirement Community, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	**Kitchen**	**7'4 x 7'**			**x**			**x**
Main	**Dining Room**	**11' x 7'**			**x**			**x**
Main	**Living Room**	**11' x 8'**			**x**			**x**
Main	**Primary**	**9'8 x 11'3**			**x**			**x**
Main	**Patio**	**10' x 4'**			**x**			**x**
		x			**x**			**x**
		x			**x**			**x**
		x			**x**			**x**
		x			**x**			**x**
		x			**x**			**x**

Finished Floor (Main):	**515**
Finished Floor (Above):	**0**
Finished Floor (Below):	**0**
Finished Floor (Basement):	**0**
Finished Floor (Total):	**515 sq. ft.**
Unfinished Floor:	**0**
Grand Total:	**515 sq. ft.**

# of Rooms: **5** # of Kitchens: **1** # of Levels: **1**
Crawl/Bsmt. Height:
Restricted Age: **55+**
# of Pets: Cats: Dogs:
or % of Rentals Allowed:
Bylaws: **Age Restrictions, Pets Allowed w/Rest., Rentals Allwd w/Restrctns**
Basement: **None**

Bath	Floor	# of Pieces	Ensuite?
1	**Main**	**4**	**No**
2			
3			
4			
5			
6			
7			
8			

Outbuildings
Barn:
Workshop/Shed:
Pool:
Garage Sz:
Grg Dr Ht:

Listing Broker(s): **Real Broker**

Mayfair Terrace - a sought-after 55+ community in the heart of Central Poco, steps to shopping & transit. This 1 bed/1 bath home offers 515 sq ft of single-level living plus a balcony overlooking the leafy courtyard. Open living & dining with gas fireplace, pass-through kitchen with breakfast bar, in-suite laundry & accessible bathroom with low-threshold shower & grab bars. Original finishes ready for your personal touch. Underground parking & locker. Residents enjoy a community dining room, games room, hair salon, theatre, exercise room, greenhouse and tons more. Required base service plan covers all breakfasts & 10 meals, weekly housekeeping, 24hr emergency response, activities & transportation. Lap pets & rentals allowed. Vacant & priced for the buyer ready to add value.

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