



Presented by:
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North Coquitlam, Coquitlam
 # 310 2925 GLEN DR

MLS # V832790

Residential Attached
Active



List Price:	\$249,900		
Previous Price:	Subdiv/Complex:	GLENBOROUGH	
Original Price:	View:		
Frontage:	Postal Code:	V3B 7H9	Type: Apartment/Condo
Depth/Size:			Approx Yr Bilt: 1990
Lot SqFt:			Age at List Date: 20
Exposure:	Bedrooms:	2	Zoning: RM 4
Stories in Bldg:	Bathrooms:	1	Taxes: \$1,303 / 2006
Flood Plain:	Full Baths:	1	Gst Incl:
Meas. Type:	Half Baths:	0	Apprvl Reqd:
Fixtures Lsd:			Occupancy: Tenant
Fixt Removed:			Tax Incl Utilis: N

Style of Home:	Other	Total Parking:	1	Covered Parking:	1
Construction:	Frame - Wood	Parking Stall #:		Parking Stall Owned:	
Foundation:	Concrete Perimeter	Parking Access:	Side		
Exterior:	Vinyl / Wood	Parking Facilities:	Garage; Underground		
Rain Screen:					
Type of Roof:	Tar & Gravel	Dist to Public Trans:		Dist to School/Bus:	
Renovations:		Units in Development:		Total Units in Strata:	144
Flooring:		Locker:	Yes	Locker #:	
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Electric	Title to Land:	Freehold Strata		
No. of Fireplaces:	1	R/I Fireplaces:		Seller's Interest:	Registered Owner
Fireplace Fuel:	Gas - Natural	Mortgage Info:	0 -		
Outdoor Area:	Balcony(s)				
Mngmt Co/Phone:	STRATACO / 604-294-4141	Property Disclosure:	CANNOT VERIFY - RENTAL PROPERTY / Yes		
Mo. Maint Charge:	\$199.00	Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Allowed		

Maint Charge Incl: Management
 Legal: PL NWS3179 LT 46 DL 386 LD 36 PID: 015-699-030
 Amenities: Elevator, In Suite Laundry, Storage, Wheelchair Access
 Features Incl:

Site Influences:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	13' X 14'						
Main F.	Kitchen	9' X 8'						
Main F.	Dining	8' X 13'						
Main F.	Bedroom	10' X 11'						
Main F.	Bedroom	12' X 14'						
Main F.	Storage	5' X 7'						

Floor Area (SqFt):	Total # Rooms:	6	Bathrooms
Finished Floor Area Main:	Finished Levels:	1	1 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up:	Basement Area:	None	2
Finished Floor Area Down:			3
Finished Floor Area Bsmt:	Bsmt Height:		4
Total Finished Floor Area:	Restricted Age:		5
	# Pets; Cats; Dogs:		6
Unfinished Floor Area:	# or % Rentals:		7
Grand Total Floor Area:			8

Listing Broker(s): (1) RE/MAX Sabre Realty Group

Nice 2 bdrm unit. 2nd bedroom could be den with glass French door. Great open plan. Features: corner gas living rm fireplace, kitchen w/ breakfast bar area, bright unit with semi-ensuite access from Master bdrm. Plus just a short walk to Coquitlam Centre Mall and minutes from West Coast Express.



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Maillardville, Coquitlam Residential Attached
308 976 ADAIR AV **MLS # V832310** **Active**



List Price: \$398,700

Previous Price: \$398,700 Subdiv/Complex: ORLEANS RIDGE
 Original Price: \$398,700 View: Yes; SOUTH/EAST MOUNTAIN VIEW
 Frontage: Postal Code: V3K 3V2 Type: Apartment/Condo
 Depth/Size: Approx Yr Bilt: 2007
 Lot SqFt: 0 Age at List Date: 3
 Exposure: Bedrooms: 2 Zoning: APT
 Stories in Bldg: Bathrooms: 3 Taxes: \$2,381 / 2009
 Flood Plain: Full Baths: 2 Gst Incl:
 Meas. Type: Half Baths: 1 Apprvl Reqd:
 Fixtures Lsd: Occupancy: Tenant
 Fixt Removed: Tax Incl Utls: N

Style of Home: End Unit / Upper Unit Total Parking: 4 Covered Parking: 4
 Construction: Frame - Wood Parking Stall #: Parking Stall Owned:
 Foundation: Concrete Perimeter Parking Access:
 Exterior: Mixed / Vinyl Parking Facilities: Grge/Double Tandem
 Rain Screen:
 Type of Roof: Other Dist to Public Trans: Dist to School/Bus:
 Renovations: Reno Year: Units in Development: Total Units in Strata:
 Flooring: Mixed Locker: No Locker #:
 Water Supply: City/Municipal Possession:
 Heat/Fuel: Electric / Natural Gas Title to Land: Freehold Strata
 No. of Fireplaces: 1 R/I Fireplaces: Seller's Interest: Registered Owner
 Fireplace Fuel: Gas - Natural Mortgage Info: 0 -
 Outdoor Area: Patio(s) & Deck(s) Property Disclosure: CANNOT CONFIRM CONDITION, RENTAL / Yes
 Mngmt Co/Phone: CROSBY / 604-683-8900 Bylaw Restrictions: Pets Allowed w/Rest., Rentals Allowed
 Mo. Maint Charge: \$172.44

Maint Charge Incl: Gardening, Garbage Pickup, Management

Legal: PL BCS2489 SL 24 DL 16 LD 36 FORM V PID: 027-185-281
 Amenities: Elevator, Exercise Centre, In Suite Laundry, Wheelchair Access
 Features Incl: Air Conditioning, Clothes Dryer, Clothes Washer, Clothes Washer/Dryer/Fridge/Stove/DW, Dishwasher
 Site Influences: Central Location, Cul-de-Sac, Recreation Nearby, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	13' X 12'						
Main F.	Kitchen	9' X 13'						
Main F.	Eating Area	10' X 13'						
Main F.	Master Bedroom	13' X 12'						
Main F.	Bedroom	12' X 13'						
Main F.	Patio	13'6 X 8'						

Floor Area (SqFt):	Total # Rooms: 6	Bathrooms
Finished Floor Area Main: 1,160	Finished Levels: 1	1 2 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up: 0	Basement Area: None	2 5 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Down: 0		3 3 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Bsmt: 0	Bsmt Height: 4	
Total Finished Floor Area: 1,160	Restricted Age: 5	
	# Pets; Cats; Dogs: 6	
Unfinished Floor Area: 0	# or % Rentals: 7	
Grand Total Floor Area: 1,160		8

Listing Broker(s): (1) RE/MAX Sabre Realty Group

Terrific location minutes from skytrain and shopping malls. Hi-tech luxury living, air-cond, video security granite counters, stainless steel appliances plus 3 bathrooms and a 4 car enclosed garage. Call quick!