



Presented by:
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Port Coquitlam, Central Pt Coquitlam Residential Attached
413 2478 WELCHER AV, V3C 0A6 MLS# V797705 **Sold**



List Price: \$325,000	Previous Price:	Sale Price: \$320,000
Days on Market: 126	Original Price: \$325,000	Sale Date: 18-Mar-10
Subdiv/Complex: HARMONY		
Frontage:	Approx Yr Blt: 2008	PID: 027-509-281
Depth/Size:	Age at List Date 1	Type: Apartment/Condo
Lot SqFt: 0	Bedrooms: 2	Zoning: RES
Exposure:	Bathrooms: 2	Taxes: \$1,593 (2009)
Stories in Bldg: 4	Full Baths: 2	Gst Incl:
Flood Plain:	Half Baths: 0	Apprvl Req:
Meas. Type:	Tax Incl Utils: No	
Fixtures Lsd:		
Fixt Removed:		
View:	Y - SOME MOUNTAIN & PARK VIEWS	

Style of Home: Corner Unit, End Unit	Total Parking:	Covered Parking: 2
Construction: Frame - Wood	Parking Access: Lane	
Foundation: Concrete Perimeter	Parking Facilities: Garage; Underground, Visitor Parking	
Exterior: Mixed		
Rain Screen: Y	R/I Plumbing:	
Type of Roof: Torch-On	Dist to Public Trans: .5	Dist to School/Bus: .5
Renovations:	Units in Development: 63	Total Units in Strata: 63
Flooring: Laminate	Locker: Yes	
Water Supply: City/Municipal	Possession:	
Heat/Fuel: Electric	Title to Land: Freehold Strata	
No. of Fireplaces: 1	Seller's Interest: Registered Owner	
Fireplace Fuel: Electric	Mortgage Info: \$0	
Outdoor Area: Balcony(s)		
Mngmt Co: ASCENT REAL ESTATE MGMT	Property Disclosure: Y	
Mngmt Ph: 604-293-2450	Bylaw Restrictions: No Restrictions	
Maint Fee: \$173.09		

Maint Charge Incl: Gardening, Garbage Pickup, Management, Recreation Facility

Legal: SL 53 DL 174 & 289, GRP 1 NWD PLAN, STRATA PLAN BCS2893 (THE "PROPERTY")

Amenities: Elevator, Guest Suite, In Suite Laundry, Storage, Wheelchair Access

Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW, Garage Door Opener, Intercom, Microwave, Refrigerator, Smoke Alarm, Sprinkler - Fire, Stove

Site Influences: Central Location, Recreation Nearby, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	11' X 24'						
Main F.	Kitchen	10' X 8'						
Main F.	Master Bedroom	11'5 X 10'						
Main F.	Bedroom	10'5 X 9'5						

Floor Area (SqFt):		Total # Rooms:	4	Bathrooms	
Finished Floor Area Main:	876	Finished Levels:	1	1	3 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Up:	0	Basement Area:	None	2	3 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Down:	0			3	
Finished Floor Area Bsmt:	0	Bsmt Height:		4	
Total Finished Floor Area:	876	Restricted Age:		5	
		# Pets / Cats; Dogs:		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	876			8	

Listing Broker(s): (1) Sutton Centre Realty, (2) Sutton Centre Realty

Live in the heart of Port Coquitlam in the gorgeous Harmony building. This top floor corner unit has oversized windows with views of Reeve Street Park. This quiet 2 bedroom unit boasts 9' ceilings, laminate flooring w/carpets in the bdrms, granite kit countertops & ceramic backsplash with S/S appls. Master bedroom has walk-in closet & 3 pc ensuite bathroom. You can have it all at the Harmony building; enjoy the sweeping landscape from your north facing balcony & relax knowing that your new home comes with the security of a 2-5-10 warranty. Guest suite and gym are located on site for all owners to use.



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Vancouver West, Kitsilano Residential Attached
204 2025 STEPHENS ST, V6K 3W2 MLS# V806297 Sold



List Price:	\$ 339,000	Previous Price:	\$ 349,000	Sale Price:	\$ 331,000
Days on Market:	61	Original Price:	\$ 349,000	Sale Date:	27-Mar-10

Subdiv/Complex: STEPHENS COURT

Frontage:	Approx Yr Blt:	1996	PID:	023-422-025
Depth/Size:	Age at List Date:	14	Type:	Apartment/Condo
Lot SqFt:	Bedrooms:	1	Zoning:	C2
Exposure:	Bathrooms:	1	Taxes:	\$1,090 (2009)
Stories in Bldg:	Full Baths:	1	Gst Incl:	
Flood Plain:	Half Baths:	0	Apprvl Req:	
Meas. Type:	Tax Incl Utils:			
Fixtures Lsd:				
Fixt Removed:				
View:	Y - PEEK-A-BOO MOUNTAIN VIEW			

Style of Home:	Inside Unit	Total Parking:	1	Covered Parking:	1
Construction:	Frame - Wood	Parking Access:	Rear		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage Underbuilding		
Exterior:	Brick, Mixed				
Rain Screen:	Full	R/I Plumbing:			
Type of Roof:	Tar & Gravel	Dist to Public Trans:	1 BLK	Dist to School/Bus:	CLOSE
Renovations:	Partly	Units in Development:		Total Units in Strata:	
Flooring:	Laminate	Locker:	Yes		
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Baseboard, 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:	None				
Mngmt Co:	PRUDENTIAL	Property Disclosure:	Y		
Mngmt Ph:	604-263-8800	Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Allowed		
Maint Fee:	\$ 171.51				

Maint Charge Incl: Caretaker, Gardening, Garbage Pickup, Gas, Hot Water, Management

Legal: PL LMS 2397 SL 15 DL 192 LD 36
 Amenities: Bike Room, Elevator, In Suite Laundry, Storage
 Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW, Disposal - Waste, Drapes/Window Coverings, Fireplace
 Insert, Intercom, Smoke Alarm, Sprinkler - Fire
 Site Influences: Central Location, Recreation Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	12' X 11'						
Main F.	Kitchen	10' X 5'6"						
Main F.	Dining	7' X 5'						
Main F.	Master Bedroom	10'10 X 9'5"						
Main F.	Den	7'6 X 5'						

Floor Area (SqFt):	Total # Rooms:	5	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) Sutton Centre Realty

Beautifully renovated, bright, well-laid out 1 bdrm (enclosed bedroom) & den, open floor plan in rainscreened bldg. Updates includes gorgeous high quality laminate flooring, designer paint, refinished kitchen cabinets, new lighting plus you can relax with your peek-a-boo mountain view from the comfort of your living room. Enjoy shopping on 4th Ave & walk to cafes, restaurants & Kits Beach. Unit features insuite laundry, gas fireplace, 1 parking, 1 huge storage locker & pets allowed. Enjoy living the trendy Kits lifestyle. Open house Saturday & Sunday March 20 & 21, 2-4pm.