



Presented by:  
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**Active**  
**R2711352**  
Board: V  
Apartment/Condo

**312 2990 PRINCESS CRESCENT**  
Coquitlam  
Canyon Springs  
V3B 7R3

Residential Attached  
**\$499,900** (LP)  
(SP) **M**



Sold Date:  
Meas. Type: **Feet**  
Frontage(feet):  
Frontage(metres):  
Depth / Size (ft.):  
Sq. Footage: **0.00**  
Flood Plain:  
View:  
Complex / Subdiv: **The Madison**  
First Nation Reserve:  
Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**  
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

If new, GST/HST inc?:  
Bedrooms: **1**  
Bathrooms: **1**  
Full Baths: **1**  
Half Baths: **0**  
P.I.D.: **018-593-526**

Original Price: **\$499,900**  
Approx. Year Built: **1993**  
Age: **29**  
Zoning: **APT**  
Gross Taxes: **\$2,010.36**  
For Tax Year: **2021**  
Tax Inc. Utilities?:  
Tour:

Style of Home: **1 Storey**  
Construction: **Frame - Wood**  
Exterior: **Stucco**  
Foundation: **Concrete Perimeter**

Renovations:  
# of Fireplaces: **1** R.I. Fireplaces:  
Fireplace Fuel: **Gas - Natural**  
Fuel/Heating: **Baseboard, Natural Gas**  
Outdoor Area: **Balcony(s)**  
Type of Roof: **Other**

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

Total Parking: **1** Covered Parking: **1** Parking Access: **Lane**  
Parking: **Garage; Underground**  
Dist. to Public Transit:  
Title to Land: **Freehold Strata**  
Property Disc.: **Yes**  
Fixtures Leased: **No**  
Fixtures Rmvd: **No**  
Floor Finish: **Tile, Carpet**

Legal: **STRATA LOT 47, PLAN LMS1212, DISTRICT LOT 386, 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**

Amenities: **Bike Room, Elevator, Exercise Centre, In Suite Laundry, Storage**

Site Influences: **Central Location, Private Setting, Recreation Nearby, Shopping Nearby**  
Features: **CltHwsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Fireplace Insert, Garage Door Opener**

Finished Floor (Main): <b>856</b>	Units in Development: <b>71</b>	Tot Units in Strata: <b>71</b>	Locker: <b>Yes</b>
Finished Floor (Above): <b>0</b>	Exposure:	Storeys in Building: <b>4</b>	
Finished Floor (AbvMain2): <b>0</b>	Mgmt. Co's Name: <b>ASSOCIA BRITISH COLUMBIA INC.</b>	Mgmt. Co's #: <b>604-591-6060</b>	
Finished Floor (Below): <b>0</b>	Maint Fee: <b>\$481.54</b>	Council/Park Apprv?: <b>No</b>	
Finished Floor (Basement): <b>0</b>	Maint Fee Includes: <b>Garbage Pickup, Gardening, Gas, Hot Water, Management, Recreation Facility, Sewer, Snow removal</b>		
Finished Floor (Total): <b>856 sq. ft.</b>			
Unfinished Floor: <b>0</b>			
Grand Total: <b>856 sq. ft.</b>	Bylaws Restrictions: <b>Pets Allowed w/Rest., Rentals Allwd w/Restrctns</b>	# of Pets: <b>2</b>	Cats: <b>Yes</b> Dogs: <b>Yes</b>
Suite: <b>None</b>	Restricted Age:		
Basement: <b>None</b>	# or % of Rentals Allowed: <b>7#</b>		
Crawl/Bsmt. Ht:	Short Term (<1yr)Rnt/Lse Alwd?: <b>No</b>		
# of Kitchens: <b>1</b>	Short Term Lse-Details:		
# of Rooms: <b>6</b>			

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Kitchen	12'10 x 7'11			x	1	Main	5	Yes
Main	Dining Room	6'11 x 6'1			x	2			
Main	Living Room	15'9 x 10'8			x	3			
Main	Foyer	6'3 x 3'11			x	4			
Main	Bedroom	12'9 x 10'10			x	5			
Main	Walk-In Closet	6'1 x 5'7			x	6			
					x	7			
					x	8			



## 312-2990 Princess Crescent, Coquitlam

Bright 1 bedroom & 1 bath condo in a central location close to many amenities. Some features include a 5 pc ensuite, gas fireplace and a deck with access off the kitchen and living room. Comes with 1 parking and a storage locker. Pets allowed! Close to Coquitlam Center, City Hall, Aquatic Center, Douglas College, LaFarge Lake, COQ Library & Westcoast Express.

**\$499,900**



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**Macdonald Realty Ltd.**

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QUALIFIED MEMBER FIRM

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# 312-2990 PRINCESS CRESCENT, COQUITLAM

\$499,900

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## 312-2990 Princess Crescent, Coquitlam

Main Floor: 856 sq.ft.  
**Total: 856 sq.ft.**  
Balcony: 75 sq.ft.

