



Presented by:
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Active
R2812290
Board: V
Apartment/Condo

609 711 BRESLAY STREET

Coquitlam
Coquitlam West
V3J 0G7

Residential Attached

\$799,900 (LP)
(SP)



Sold Date: If new,GST/HST inc?: **Yes** Original Price: **\$799,900**
Meas. Type: **Feet** Bedrooms: **2** Approx. Year Built: **2017**
Frontage(feet): Bathrooms: **2** Age: **6**
Frontage(metres): Full Baths: **2** Zoning: **RES**
Depth / Size (ft.): Half Baths: **0** Gross Taxes: **\$2,160.57**
Sq. Footage: **0.00** For Tax Year: **2022**
Flood Plain: **No** P.I.D.: **030-089-182** Tax Inc. Utilities?: **No**
View: **Yes : Mountains/ City** Tour:
Complex / Subdiv: **Novella**
First Nation
Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **1 Storey**
Construction: **Concrete**
Exterior: **Concrete, Glass**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Electric**
Outdoor Area: **Patio(s)**
Type of Roof: **Torch-On**

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

Total Parking: **2** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage Underbuilding**
Dist. to Public Transit: **3** Dist. to School Bus: **3**
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: :
Fixtures Rmvd: :
Floor Finish: **Laminate, Tile**

Legal: **STRATA LOT 47, PLAN EPS3948, DISTRICT LOT 9, 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: **Air Cond./Central, Elevator, Exercise Centre, In Suite Laundry**

Site Influences: **Central Location, Lane Access, Recreation Nearby, Shopping Nearby**

Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Microwave, Security System, Smoke Alarm, Sprinkler - Fire**

Finished Floor (Main): 803	Units in Development: 77	Tot Units in Strata: 77	Locker: Yes
Finished Floor (Above): 0	Exposure:	Storeys in Building: 7	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: Stratawest Management	Mgmt. Co's #:	
Finished Floor (Below): 0	Maint Fee: \$435.00	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Gas, Hot Water, Management, Recreation Facility, Snow removal		
Finished Floor (Total): 803 sq. ft.			
Unfinished Floor: 0			
Grand Total: 803 sq. ft.	Bylaws Restrictions: Pets Allowed, Rentals Allowed		

Suite: **None** Restricted Age: # of Pets: Cats: Dogs:
Basement: **None** # or % of Rentals Allowed:
Crawl/Bsmt. Ht: # of Levels: **1** Short Term (<1yr)Rnt/Lse Alwd?: **No**
of Kitchens: **1** # of Rooms: **6** Short Term Lse-Details:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Kitchen	10'4 x 8'8			x	1	Main	4	No
Main	Living Room	11'11 x 10'10			x	2	Main	3	Yes
Main	Dining Room	10'2 x 6'11			x	3			
Main	Primary Bedroom	11'9 x 9'9			x	4			
Main	Bedroom	10'8 x 9'2			x	5			
Main	Foyer	6'11 x 3'7			x	6			
					x	7			
					x	8			

Listing Broker(s): **Macdonald Realty**

This is your chance to purchase in Novella, a 7 story concrete mid-rise in West Coquitlam's most sought after neighbourhood. Unobstructed views from all rooms in this well designed 2 bedroom/2 Bathroom corner home with large covered balcony. Designer kitchen equipped with Quartz counter top, pantry, S/S high-end appliances incl full-size Fisher & Paykel Fridge, Bertazonni Gas Range, range hood & Samsung dishwasher. Spacious master bedroom features a walk thru closet, Air Conditioning & in-suite laundry with ample storage. 2 side by side parking/ 1 Storage with this home. Keep the home cool all summer with the built in A/C. Open House Thurs Sept 7th 5-630pm, Sat/Sun Sept 9th/10th 2-4pm.