



# Presented by: Sean P Stevens PREC\*

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**Active**  
**R2886025**  
Board: V  
Apartment/Condo

## 502 3080 LINCOLN AVENUE

Coquitlam  
North Coquitlam  
V3B 0L9

Residential Attached

**\$638,000** (LP)   
(SP)



|  |                                     |                                  |
|--|-------------------------------------|----------------------------------|
| Sold Date:   | If new,GST/HST inc?: <b>Yes</b>     | Original Price: <b>\$638,000</b> |
| Meas. Type: <b>Feet</b>  | Bedrooms: <b>1</b>                  | Approx. Year Built: <b>2016</b>  |
| Frontage(feet):  | Bathrooms: <b>1</b>                 | Age: <b>8</b>                    |
| Frontage(metres):  | Full Baths: <b>1</b>                | Zoning: <b>RES</b>               |
| Depth / Size (ft.):  | Half Baths: <b>0</b>                | Gross Taxes: <b>\$1,651.44</b>   |
| Sq. Footage: <b>0.00</b>   |                                     | For Tax Year: <b>2022</b>        |
| Flood Plain: <b>No</b>   | P.I.D.: <b>029-808-251</b>          | Tax Inc. Utilities?: <b>No</b>   |
| View: <b>No</b>  |                                     | Tour:                            |
| Complex / Subdiv: <b>1123 Westwood</b>                                   |                                     |                                  |
| First Nation   |                                     |                                  |
| Services Connctd: <b>Electricity, Sanitary Sewer, Storm Sewer, Water</b> |                                     |                                  |
| Sewer Type: <b>City/Municipal</b>  | Water Supply: <b>City/Municipal</b> |                                  |

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

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

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

Total Parking: **1** Covered Parking: **1** Parking Access: **Front**  
Parking: **Garage; Underground**  
Dist. to Public Transit: **1** Dist. to School Bus: **1**  
Title to Land: **Freehold Strata**  
Property Disc.: **Yes**  
Fixtures Leased: :  
Fixtures Rmvd: :  
Floor Finish: **Laminate, Tile**

Legal: **STRATA LOT 6, PLAN EPS3436, SECTION 11, TOWNSHIP 39, 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: **Elevator, Exercise Centre, In Suite Laundry, Pool; Indoor, Sauna/Steam Room, Storage**

Site Influences: **Central Location, Golf Course Nearby, Greenbelt, Recreation Nearby, Shopping Nearby**  
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Intercom, Microwave, Smoke Alarm, Sprinkler - Fire**

|  |  |                                 |                    |
|--|--|---------------------------------|--------------------|
| Finished Floor (Main): <b>597</b>          | Units in Development: <b>249</b>   | Tot Units in Strata: <b>249</b> | Locker: <b>Yes</b> |
| Finished Floor (Above): <b>0</b>           | Exposure:  | Storeys in Building: <b>43</b>  |                    |
| Finished Floor (AbvMain2): <b>0</b>        | Mgmt. Co's Name: <b>Northwest Rancho</b>   | Mgmt. Co's #:                   |                    |
| Finished Floor (Below): <b>0</b>           | Maint Fee: <b>\$262.15</b>   | Council/Park Apprv?:            |                    |
| Finished Floor (Basement): <b>0</b>        | Maint Fee Includes: <b>Garbage Pickup, Gardening, Hot Water, Management, Recreation Facility, Snow removal</b> |                                 |                    |
| Finished Floor (Total): <b>597 sq. ft.</b> |  |                                 |                    |
| Unfinished Floor: <b>0</b>                 |  |                                 |                    |
| Grand Total: <b>597 sq. ft.</b>            | Bylaws Restrictions: <b>No Restrictions</b>  |                                 |                    |

Suite: **None**  
Basement: **None**  
Crawl/Bsmt. Ht.: # of Levels: **1**  
# of Kitchens: **1** # of Rooms: **5**

Restricted Age: # of Pets: Cats: Dogs:  
# or % of Rentals Allowed:  
Short Term (<1yr)Rnt/Lse Alwd?: **No**  
Short Term Lse-Details:

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

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

**This South facing one bedroom comes with 597 sq ft indoor living + large outdoor patio( 244 sf). 6 piece Premium KitchenAid appliance package, gourmet 4 burner gas cooktop, white gloss upper cabinets, extra-deep stainless steel under-mount sink and quartz counters. Replenish the body & mind at exclusive health & wellness centre, Club W. A large professional fitness centre comes with an outdoor lap pool, hot tub, sauna and a Yoga studio. If you're entertaining guests, the media room, fully-equipped kitchen, and outdoor BBQ area all provide the perfect space for a memorable event. Invite guests to stay over in one of two guest suites. Central yet quiet location with walking distance to Evergreen Skytrain Station, Coquitlam Centre, schools.1 parking & locker. Open House Sun, May 26th, 2-4pm**