



Presented by:
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Active
R2919829
Board: V
Apartment/Condo

705 615 COTTONWOOD AVENUE

Coquitlam
Coquitlam West
V3J 2S5

Residential Attached
\$978,800 (LP)
(SP)



Sold Date:	If new,GST/HST inc?: No	Original Price: \$978,800
Meas. Type: Feet	Bedrooms: 2	Approx. Year Built: 2024
Frontage(feet):	Bathrooms: 2	Age: 0
Frontage(metres):	Full Baths: 2	Zoning: RES
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$0.00
Sq. Footage: 0.00	P.I.D.: 032-240-961	For Tax Year: 2024
Flood Plain:	View: :	Tax Inc. Utilities?:
Complex / Subdiv: Cardinal	First Nation	Tour:
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **1 Storey, Corner Unit**
Construction: **Frame - Wood**
Exterior: **Brick, Glass, Mixed**
Foundation: **Concrete Perimeter**

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

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

Total Parking: **1** Covered Parking: **1** Parking Access: **Lane**
Parking: **Garage Underbuilding**
Dist. to Public Transit: **2** Dist. to School Bus: **2**
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: **:**
Fixtures Rmvd: **:**
Floor Finish:

Legal: **STRATA LOT 137, PLAN EPS9632, DISTRICT LOT 7, 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: **Bike Room, Elevator, Exercise Centre, In Suite Laundry**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
Features:

Finished Floor (Main): **1,036**
Finished Floor (Above): **0**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **1,036 sq. ft.**
Unfinished Floor: **0**
Grand Total: **1,036 sq. ft.**

Units in Development: **140**
Exposure:
Mgmt. Co's Name:
Maint Fee: **\$380.71**
Maint Fee Includes: **Garbage Pickup, Management, Snow removal**

Tot Units in Strata: **140** Locker: **Yes**
Storeys in Building: **7**
Mgmt. Co's #:
Council/Park Apprv?:

Suite: **None**
Basement: **None**
Crawl/Bsmt. Ht: # of Levels: **1**
of Kitchens: **1** # of Rooms: **8**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Foyer	8'6 x 4'7			x	1	Main	4	No
Main	Living Room	12'9 x 12'8			x	2	Main	4	Yes
Main	Dining Room	13'0 x 6'11			x	3			
Main	Kitchen	11'9 x 8'6			x	4			
Main	Primary Bedroom	12'9 x 11'11			x	5			
Main	Walk-In Closet	8'4 x 4'8			x	6			
Main	Bedroom	10'4 x 9'4			x	7			
Main	Den	6'3 x 6'0			x	8			

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

Award winning Polygon, enjoy the luxuries of a Penthouse home with no attached neighbors in the newly finished Cardinal development. This 2 bed + Den boasts an expansive ,1036 SF with spacious windows flooding the home with consistent sunlight. Premium open kitchen, large private balcony, spa-inspired ensuite, & the finest quality finishing come together to cultivate a space of refinement, functionality, extravagant beauty. 1 Premium parking stall and storage locker included. Move in today !