



Presented by:
Sean P Stevens PREC*
 Sean Stevens and Associates
 Macdonald Realty
 Phone: 604-782-0821
<http://www.seanstevens.ca>
 contact@seanstevens.ca



Active
R3055448

Board: V
 Apartment/Condo

304 918 RODERICK AVENUE

Coquitlam
 Maillardville
 V3K 1R1

Residential Attached
\$355,000 (LP)
 (SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$399,900**
 Meas. Type: **Feet** Bedrooms: **1** Approx. Year Built: **1990**
 Frontage(feet): Bathrooms: **1** Age: **36**
 Frontage(metres): Full Baths: **1** Zoning: **RES**
 Depth / Size (ft.): Half Baths: **0** Gross Taxes: **\$1,331.83**
 Sq. Footage: **0.00** Flood Plain: **No** P.I.D.: **016-634-888** For Tax Year: **2024**
 View: : Tax Inc. Utilities?: **No**
 Complex / Subdiv: First Nation Tour:
 Services Connctd: **Electricity**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **1 Storey, Penthouse, Upper Unit**

Construction: **Frame - Wood**
 Exterior: **Stucco, Wood**
 Foundation: **Concrete Perimeter**

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

Total Parking: **1** Covered Parking: **1** Parking Access: **Rear**
 Parking: **Garage Underbuilding**
 Dist. to Public Transit: **1** Dist. to School Bus: **5**
 Title to Land: **Freehold Strata**
 Property Disc.: **Yes**
 Fixtures Leased: :
 Fixtures Rmvd: :
 Floor Finish:

Legal: **STRATA LOT 40, PLAN NWS3365, DISTRICT LOT 16, 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 OR V, AS APPROPRIATE**

Amenities: **Elevator, In Suite Laundry**

Site Influences: **Central Location, Golf Course Nearby, Shopping Nearby**

Features:

Finished Floor (Main):	668	Units in Development: 41	Tot Units in Strata: 41	Locker:
Finished Floor (Above):	0	Exposure:	Storeys in Building: 3	
Finished Floor (AbvMain2):	0	Mgmt. Co's Name:	Mgmt. Co's #:	
Finished Floor (Below):	0	Maint Fee: \$370.00	Council/Park Apprv?:	
Finished Floor (Basement):	0	Maint Fee Includes: Garbage Pickup, Management, Snow removal		
Finished Floor (Total):	668 sq. ft.			
Unfinished Floor:	0			
Grand Total:	668 sq. ft.	Bylaws Restrictions: Pets Allowed w/ Rest.		

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

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

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

This is your opportunity to own a top floor 1 bedroom with insuite laundry, including a patio and parking stall at an affordable price. The home is open for immediate move-in and ready on your schedule. This is a fantastic investment opportunity with future redevelopment potential. Comes with one parking stall and offers easy access to Highway 1, walking distance to Braid SkyTrain, and close proximity to Lougheed Mall, Cineplex, Great Canadian Superstore, Ikea, and many more shops and services. Excellent value for first-time buyers or investors. Call today for your private viewing!