



JOHN KOWALCHUK
Royal LePage Westside
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TOTAL FINISHED AREA: 926 SQ.FT.
OTHER AREA(S)
PATIO 1: 321 SQ.FT.*
PATIO 2: 281 SQ.FT.*
PATIO 3: 90 SQ.FT.*

**#403 2435 Welcher Avenue
Port Coquitlam, BC**



SCHOOLS

5 public & 5 Catholic schools serve this home. Of these, 3 have catchments. There are 3 private schools nearby.

PARKS & REC

8 sports fields, 7 ball diamonds and 17 other facilities are within a 20 min walk of this home.

TRANSIT

Street transit stop less than a 3 min walk away. Rail transit stop less than 1 km away.

WALKING SCORE

- NEARBY Walk Score 86
- Very Walkable Most errands can be accomplished on foot
- Transit Score 59 Good
- Transit Bus, WestCoast Express, SkyTrain Near by
- Bike Score 80 Very Bikeable
- Biking is convenient for most trips.



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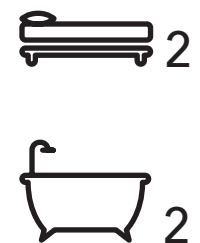
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Royal LePage Westside
#201 - 2107 West 40th Avenue
Vancouver, British Columbia V6M 1W4
604-263-8800





Details

Style:	Penthouse Condo
Size:	926 sq.ft
Year Built:	1993
Strata Fees:	\$638.00/ month
Taxes:	\$1,878.27

Description

Luxurious and spacious, indulge in the ultimate in luxury living with this exquisite penthouse boasting 1618 sqft of exclusive living space. 2 stunning bedrooms separated with 2 bathrooms. Sleek and modern kitchen is both stylish and functional, perfect for hosting. Spacious dining/living area is bathed in natural light, thanks to the abundance of south-facing windows, creating a warm and inviting atmosphere. Step out onto the S deck, where you can bask in the sun or enjoy a cup of coffee while taking in the views of the surrounding area. The master bedroom is a true retreat, complete with a cozy fireplace, perfect for those chilly evenings. The large walk-in closet leads to a luxurious ensuite bathroom. 2nd bedroom is bright with patio doors opening to expansive N deck. For those who love the outdoors, the North deck is a haven. Whether you want to tend to your garden or simply relax in a hammock, this deck offers the perfect space to unwind. Ideal for couples or young families looking for a sophisticated & stylish living space. A convenient location surrounded by mature foliage, parks, sports facilities, and the best school district, you'll have easy access to all the amenities & attractions Port Coquitlam has to offer. Truly a one-of-a-kind gem.

Room Sizes

Main Kitchen:	10'5" x 10'	Primary Bedroom:	11'9" x 11'9"	Patio #1:	20'2" x 14'8"
Main Dining:	11'9" x 10'	Second Bedroom:	10'4" x 10'	Patio #2:	21'2" x 15'6"
Main Living Room:	11'9" x 11'5"	Main Bathroom:	8'1" x 4'11"	Patio #3 :	13'8" x 5'4"
Main Foyer:	7' x 4'5"	Second Bathroom:	8'6" x 6'9"		

