

Presented by:
Ivy Shih PREC*
Macdonald Realty Westmar
Phone: 778-862-3630
ivyshihrealty@gmail.com

Macdonald Realty WESTMAR

Active
R2790521
Board: V
Apartment/Condo

807 2955 ATLANTIC AVENUE
Coquitlam
North Coquitlam
V3B 0H9

Residential Attached
$699,888 (LP)
(SP) M



List Date:	**6/20/2023**	If new, GST/HST inc?:		Original Price:	**$699,888**
Days On Market:	**31**	Bedrooms:	**2**	Approx. Year Built:	**2013**
Sold Date:		Bathrooms:	**2**	Age:	**10**
Meas. Type:	**Feet**	Full Baths:	**2**	Zoning:	**APT**
Frontage(feet):		Half Baths:	**0**	Gross Taxes:	**$1,984.33**
Frontage(metres):		Flood Plain:		For Tax Year:	**2022**
Depth / Size (ft.):		P.I.D.:	**028-964-934**	Tax Inc. Utilities?:	**No**
Sq. Footage:	**0.00**			Tour:	

View: **Yes : South west city view**
Complex / Subdiv: **Oasis**
Services Connctd: **Community, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer**

Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

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

Renovations:
# of Fireplaces: R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **Balcony(s)**
Type of Roof: **Tar & Gravel**

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

Total Parking: **1** Covered Parking: **1** Parking Access:
Parking: **Garage; Underground**
Dist. to Public Transit: **200 meters** Dist. to School Bus: **200 meters**
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: **:**
Fixtures Rmvd: **:**
Floor Finish:

Legal: **STRATA LOT 35, PLAN BCS4512, DISTRICT LOT 384A, 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: **Elevator, Exercise Centre, In Suite Laundry, Pool; Outdoor, Sauna/Steam Room, Concierge**

Site Influences: **Central Location, Golf Course Nearby, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main):	**816**	
Finished Floor (Above):	**0**	
Finished Floor (AbvMain2):	**0**	
Finished Floor (Below):	**0**	
Finished Floor (Basement):	**0**	
Finished Floor (Total):	**816**	**sq. ft.**
Unfinished Floor:	**0**	
Grand Total:	**816**	**sq. ft.**

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

Units in Development: **255** Tot Units in Strata: **255** Locker: **No**
Exposure: Storeys in Building:
Mgmt. Co's Name: **Rancho Management Services** Mgmt. Co's #: **604-684-4508**
Maint Fee: **$379.62** Council/Park Apprv?:
Maint Fee Includes: **Caretaker, Garbage Pickup, Gardening, Gas, Hot Water, Management, Snow removal**

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allowed**
Restricted Age: # of Pets: Cats: **Yes** Dogs: **Yes**
or % of Rentals Allowed:
Short Term(<1yr)Rnt/Lse Alwd?:
Short Term Lse-Details:

Floor	Type	Dimensions
Main	**Kitchen**	**8'11 x 9'10**
Main	**Living Room**	**10'10 x 9'9**
Main	**Dining Room**	**8'11 x 8'0**
Main	**Primary Bedroom**	**11'0 x 10'7**
Main	**Bedroom**	**9'11 x 9'8**
		x
		x
		x

Floor	Type	Dimensions
		x
		x
		x
		x
		x
		x
		x
		x

Bath	Floor	# of Pieces	Ensuite?
1	**Main**	**4**	**Yes**
2	**Main**	**3**	**No**
3			
4			
5			
6			
7			
8			

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

Beautiful 2 bedroom, 2 bathroom condo with an unobstructed 180 degree South West city and Mountain view. Welcome to Oasis by Onni! This very bright south west facing corner unit features huge floor to ceiling windows, gourmet kitchen with a gas range, quartz countertop, new LG French door fridge, new microwave/ hood fan unit, new industrial style kitchen faucet, new custom shades for all windows, and new Samsung front load washer/ dryer. Building amenities include roof top garden, outdoor pool, putting green, children's play area, steam room and a complete gym. Located just steps from the Coquitlam Centre Mall, Walmart, T&T, Lincoln Skytrain, library, Aquatic Centre, great restaurants and coffee shops. Don't wait to see what this fantastic property has to offer!

REA Full Public (Sold) 1 Page

The above information is provided by members of the BC Northern Real Estate Board, Chilliwack & District Real Estate Board, Fraser Valley Real Estate Board or Real Estate Board of Greater Vancouver Board ("the Boards") and is from sources believed reliable but should not be relied upon without verification. The Boards assume no responsibility for its accuracy. PREC* indicates 'Personal Real Estate Corporation'.

07/21/2023 09:21 AM