

Active
R2659477
 Board: V, Attached
 Apartment/Condo

305 1219 JOHNSON STREET
 Coquitlam
 Canyon Springs
 V3B 7L5

\$685,000 (LP)
 (SP)



DOM: **4** List Date: **3/2/2022** Expiry Date: **9/1/2022**
 Prev. Price: **\$0** Original Price: **\$685,000** Sold Date:
 Meas. Type: If new, GST/HST inc?: Approx. Year Built: **1992**
 Frontage (feet): Bedrooms: **2** Age: **30**
 Frontage (metres): Bathrooms: **2** Zoning: **RM-3**
 Depth/Size: Full Baths: **2** Gross Taxes: **\$2,465.17**
 Sq. Footage: **0.00** Half Baths: **0** For Tax Year: **2021**
 Flood Plain: P.I.D.: **017-676-860** Tax Inc. Utilities?: **No**
 View: : Tour: **Virtual Tour URL**
 Complex / Subdiv: **MOUNTAIN SIDE**
 Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **Inside Unit**
 Construction: **Frame - Wood**
 Exterior: **Vinyl**
 Foundation: **Concrete Perimeter**
 Renovations:
 # of Fireplaces: **1** R.I. Fireplaces:
 Fireplace Fuel: **Gas - Natural**
 Fuel/Heating: **Baseboard, Electric**
 Outdoor Area: **Balcony(s)**
 Type of Roof: **Asphalt**

Total Parking: **1** Covered Parking: **1** Parking Access:
 Parking: **Garage; Underground**
 Dist. to Public Transit: **NEARBY** Dist. to School Bus:
 Title to Land: **Freehold Strata** Land Lease Expiry Year:
 Seller's Interest: **Registered Owner**
 Property Disc.: **Yes**
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Vinyl/Linoleum, Carpet**

Legal: **STRATA LOT 111, PLAN LMS149, DISTRICT LOT 386, 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**

Municipal Charges
 Garbage:
 Water:
 Dyking:
 Sewer:
 Other:

Amenities: **Elevator, In Suite Laundry**
 Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main): **1,222**
 Finished Floor (Above): **0**
 Finished Floor (AbvMain2): **0**
 Finished Floor (Below): **0**
 Finished Floor (Basement): **0**
 Finished Floor (Total): **1,222sq. ft.**
 Unfinished Floor: **0**
 Grand Total: **1,222sq. ft.**

Units in Development:
 Exposure:
 Mgmt. Co's Name: **PROFILE PROPERTIES**
 Maint Fee: **\$467.88**
 Maint Fee Includes: **Caretaker, Garbage Pickup, Gardening, Gas, Hot Water, Management, Recreation Facility, Snow removal**
 Bylaw Restrictions: **Pets Allowed w/Rest., Rentals Allwd w/Restrctns**
 Restricted Age:
 # or % of Rentals Allowed:
 Short Term(<1yr)Rnt/Lse Alwd?: **No**
 Short Term Lse-Details:
 Tot Units in Strata:
 Storeys in Building:
 Mgmt. Co's #: **604-464-7548**
 Council/Park Apprv:
 Locker: **Yes**
 # of Pets: Cats: Dogs:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	#Pieces	Ensuite?
Main	Foyer	10'8 x 3'7	Main	Solarium	10'8 x 5'4	1	Main	4	Yes
Main	Kitchen	13'4 x 9'7	Main	Laundry	5'5 x 5'0	2	Main	3	No
Main	Dining Room	14'1 x 10'1			x	3			
Main	Den	12'1 x 9'4			x	4			
Main	Living Room	14'0 x 14'0			x	5			
Main	Bedroom	12'0 x 9'7			x	6			
Main	Master Bedroom	15'7 x 10'11			x	7			
Main	Walk-In Closet	6'6 x 5'5			x	8			

List Broker 1: **Royal LePage Sterling Realty - Office: 604-421-1010**
 List Desig Agt 1: **Bradley Parrotta PREC* - Phone: 604-803-5450**
 List Broker 2:
 List Desig Agt 2: **3:**
 Sell Broker 1:
 Sell Sales Rep 1: **2:**
 Owner: **JOHN LAIN HALL**
 Commission: **3.255% ON THE FIRST \$100,000/ 1.1625% ON THE BALANCE**

List Broker 3:
info@bradparrotta.com
 Appointments: **Touchbase**
 Call: **BRAD**
 Phone: **604-803-5450**

Occupancy: **Owner**
 Realtor **Measurements done by See Virtual. Team disclosure to be submitted with offers (form in docs). Showings this Sat and Sun 1-3pm by appt.**
 Remarks: **Parking #224 Storage #305. Offers - please submit Tues March 8, by 4pm. * 8 units allowed for rent - at MAX * * 2 pets allowed, not to exceed 1 dog, max of 20lbs ***

Enough space for the whole family! This 2BR + DEN has tons of natural light & a practical floor plan. The open concept Kitchen is perfect for Entertaining! The Living Room is cozy and features a gas fireplace and your in-suite Laundry Room has ample space for storage. Enjoy your morning coffee on the large South facing Balcony! 1 parking + 1 storage locker included. Relax after a long day in the SUNROOM, accessible from the Master Bedroom! Centrally located to Coquitlam Centre, Lafarge Lake, Evergreen Line, library, schools, restaurants, and parks. CALL NOW BEFORE IT'S TOO LATE!!