



Presented by:
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Coquitlam, Central Coquitlam **MLS# V968739** Residential Attached
201 1048 KING ALBERT AV, V3J 1X5 **Active**



List Price: **\$169,900** Previous Price: **\$189,900**
 Original Price: **\$189,900**

Subdiv/Complex: **BLUE MOUNTAIN MANOR**

Frontage:	Approx Yr Blt: 1975	PID: 001-332-350
Depth/Size:		Type: Apartment/Condo
Lot SqFt: 0	Age at List Date: 37	Zoning: STRATA
Exposure: N	Bedrooms: 2	Taxes: \$1,508 (2012)
Stories in Bldg: 3	Bathrooms: 1	If New GST/HST Incl:
Flood Plain:	Full Baths: 1	Tax Incl Utils: No
Meas. Type:	Half Baths: 0	Apprvl Req:
Fixtures Lsd: N		
Fixt Removed: N		
View: Y - PARK & MOUNTAIN VIEWS		

Style of Home: Upper Unit	Total Parking: 1	Covered Parking: 1
Construction: Frame - Wood	Parking Access: Lane	
Foundation: Concrete Perimeter	Parking Facilities: Garage Underbuilding, Garage; Underground	
Exterior: Vinyl		
Rain Screen: Full	R/I Plumbing:	
Type of Roof: Tar & Gravel	Dist to Public Trans: CLOSE	Dist to School/Bus: CLOSE
Renovations:	Units in Development: 24	Total Units in Strata: 24
Flooring: Mixed	Locker: Yes	
Water Supply: City/Municipal	Possession:	
Heat/Fuel: Baseboard, Hot Water	Title to Land: Freehold Strata	
No. of Fireplaces: 1	R/I Fireplaces:	Seller's Interest: Registered Owner
Fireplace Fuel: Gas - Natural	Mortgage Info: \$0	
Outdoor Area: Balcony(s)	Property Disclosure: Y	
Mngmt Co: PEAK PROPERTY	Bylaw Restrictions: Pets Allowed w/Rest., Rentals Allowed w/Restrictions	
Mngmt Ph: 604-931-8666	Maint Fee: \$340.21	

Maint Charge Incl: **Caretaker, Gardening, Garbage Pickup, Gas, Heat, Hot Water, Management**

Legal: **PL NWS425 LT 9 DL 356 LD 36**
 Amenities: **Elevator, In Suite Laundry, Storage**
 Features Incl: **Clothes Washer/Dryer/Fridge/Stove/DW, Garage Door Opener, Intercom**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	14' X 15'						
Main F.	Kitchen	7' X 9'						
Main F.	Dining	11' X 8'						
Main F.	Master Bedroom	12' X 11'						
Main F.	Bedroom	10' X 9'						
Main F.	Storage	8' X 3'6"						

Floor Area (SqFt):	Total # Rooms: 6	Bathrooms:
Finished Floor Area Main: 986	Finished Levels: 1	1 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up: 0	Basement Area: None	2
Finished Floor Area Down: 0		3
Finished Floor Area Bsmt: 0	Bsmt Height:	4
Total Finished Floor Area: 986	Restricted Age:	5
	# Pets / Cats; Dogs: 2 / Cats: Yes; Dogs: Yes	6
Unfinished Floor Area: 0	# or % Rentals: 5	7
Grand Total Floor Area: 986		8

Listing Broker(s): **(1) One Percent Realty Ltd.**

RAINSCREENED in 2006. 2 bedroom, 1 full washroom in Blue Mountain Manor on 2nd floor. 2 separate balconies with mountain and park views from every room. Near original condition awaits your redecorating ideas. 1 Parking, Huge ensuite Storage AND external storage locker included. Rentals are restricted to 5 at any given time and 2 pets, cats or dogs, are allowed. Dogs must be carried from your strata lot to the outside. GAS, HEAT and HOT WATER included in monthly strata fee. Contact agent for all showing requests and more information.