

Presented by:
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Coquitlam West, Coquitlam Residential Attached
1609 511 ROCHESTER AV **MLS # V675392** **Active**



List Price:	\$289,900		
Previous Price:	Subdiv/Complex:	ENCORE	
Original Price: \$289,900	View:	Yes; CITY VIEW	
Frontage:	Postal Code:	V3K 3V9	Type: Apartment Unit
Depth/Size:			Approx Yr Blt: 2007
Lot SqFt: 0			Age at List Date: 0
Exposure: W	Bedrooms:	1	Zoning: RM6
Stories in Bldg:	Bathrooms:	1	Taxes: / 2007
Flood Plain: No	Full Baths:	1	Gst Incl:
Meas. Type:	Half Baths:	0	Apprvl Reqd:
Fixtures Lsd: No			Occupancy: Owner
Fixt Removed: N			Tax Incl Utilities: N

Style of Home: Other	Total Parking: 1	Covered Parking: 1
Construction: Concrete	Parking Stall #:	Parking Stall Owned:
Foundation: Concrete Perimeter	Parking Access:	
Exterior: Concrete	Parking Facilities: Garage; Underground	
Rain Screen:	Dist to Public Trans: CLOSE	Dist to School/Bus: CLOSE
Type of Roof: Tar & Gravel	Units in Development:	Total Units in Strata:
Renovations:	Locker: Yes	Locker #:
Flooring: Wall/Wall/Mixed	Possession:	
Water Supply: City/Municipal	Title to Land: Freehold Strata	
Heat/Fuel: Electric	Seller's Interest: Registered Owner	
No. of Fireplaces: 1	Mortgage Info: 0 -	
Fireplace Fuel: Electric	Property Disclosure: / Yes	
Outdoor Area: Balcony(s)	Bylaw Restrictions: No Restrictions	
Mngmt Co/Phone: Martello Property / 604-681-6544		
Mo. Maint Charge: \$98.81		

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

Legal: **SL 120 DL 3 GR 1 NW SP BCS 2388** PID: **027-099-326**

Amenities: **Elevator, Exercise Centre, In Suite Laundry, Pool; Outdoor, Recreation Center, Sauna/Steam Room**

Features Incl: **Clothes Washer/Dryer/Fridge/Stove/DW, Disposal - Waste, Drapes/Window Coverings, Garage Door Opener**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	10'8 X 10'2						
Main F.	Dining	10'10 X 9'6						
Main F.	Kitchen	9'0 X 8'6						
Main F.	Bedroom	11' X 8'9						

Floor Area (SqFt):	Total # Rooms: 4	Bathrooms:
Finished Floor Area Main: 654	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	Bsmt Height:	3 ; Ensuite: N
Finished Floor Area Bsmt: 0	Restricted Age:	4
Total Finished Floor Area: 654	# Pets; Cats; Dogs:	5
Unfinished Floor Area: 0	# or % Rentals:	6
Grand Total Floor Area: 654		7
		8

Listing Broker(s): **(1) Royal LePage Coronation West**