

**Behroyan & Associates Real Estate
Services Ltd.**

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**1495 Clyde Avenue
West Vancouver, BC
V7T 1E9**

1202 3071 GLEN DRIVE, Coquitlam, BC, V3B 7R1, Ca

MLS®# R2540252



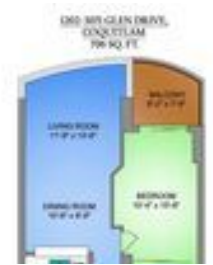
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Property Value	\$408,888
Type	Apartment/Condo
Style	1 Storey, Upper Unit
Year Built	1993
Taxes	1954.67
Living Area	706 sq.ft.
Bedroom	1
Bathroom	1 full

Description

MILLION DOLLAR VIEWS! Stunning panoramic Mountain, Park and City views from this gorgeous West facing home. Enjoy the sunsets from your large private balcony or take in the views all day long! Floor to ceiling windows, hardwood floors, crown molding, fresh paint - ready to move in condition! **LOCATION!** In the heart of Coquitlam Town Centre, just steps from the convenient Lincoln SkyTrain station! Walking distance to all levels of schools, shopping, restaurants, and WestCoast Express. **PRO-ACTIVE STRATA!** New Roof (2019), low maintenance fees, well maintained common area, hot tub, sauna, and exercise centre. **BONUS!** 1 Parking stall and storage locker. Extreme **VALUE** here! Do not wait on this incredible opportunity!





- (4) **PETS**
- (a) Only two pets per household are permitted
 - (b) All pets must be leashed while on common property
 - (c) Only quiet, domestic pets are permitted
 - (d) Owners are responsible for picking up after their pets.
 - (e) No Pit Bull, Rottweiler or Chow dogs are allowed in the building. No dog whose shoulder height is over 11 inches or weight is over 20 pounds, at any age, is permitted in the building. All dogs must be on a leash when on common portions of the strata.
- (5) **RENTALS**
- (a) Subject to Sections 144 of the Strata Property Act of British Columbia, the number of units within strata plan LMS 806 that may be leased by the owners shall be 25 (17%).