



Sutton Group - West Coast Realty

Call Jason Kim 604.377.0554



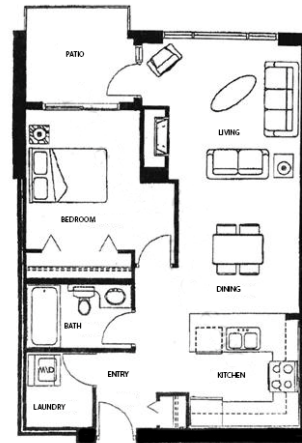
MLS#: V1107631

**#305 - 511 Rochester Ave
Coquitlam, Coquitlam West**

Asking \$255,000

Beautiful 1 Bed, 1 Bath unit at the Encore. Functional open layout features with granite countertops, sit-up are, large windows, In-suite laundry with large storage space, and more. Situated in a quite side of the building with huge patio - [walk out to the secure inner court yard]. Great building with on site caretaker, exercise, and a steam sauna. CENTRALLY LOCATED close to Lougheed Town Centre, SKYTRAIN, shopping, restaurants, daycare, SFU, & Hwy #1. Pets & rentals are welcome as well. 1 parking and 1 storage locker.

MLS #	V1107631
Postal Code	V3K 3V9
PID	800-018-588
Year Built	2007
Exposure	East
Zoning	RM-6
Parking	Secure Underground Parking
#of Parking	1
Parking #	#7
Storage	#23
No of Fireplace	1
Fireplace—Fuel	Electric
Heat/Fuel	Electric - Baseboard
Outdoor Area	Patio & Courtyard
Style of Home	Condo
Title to Land	Freehold Strata
Seller's Interest	Registered Owner
Monthly Main. Charge	\$198.89
Feature Included	Clothes Washer/Dryer/fridge/Stove/DW, Drapes/Window Coverings, Garage Door Opener
Gross Tax	\$1,669.06 (2014)
Legal	PL BCP2388 LT 26 DL 3 LD 36
Bathrooms	4 Piece; Ensuite: N; Level: Main F.



Main Floor

656 Sq.Ft.

Living Room	10'8	X	10'2
Dining	10'10	X	9'6
Kitchen	9'0	X	8'6
Master Bedroom	11'0	X	8'9



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Personal Real Estate Corporation



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[Kitchen]



[Kitchen]



[Dining]



[Living]



[Living]



[Living]



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[Master Bedroom]



[Bathroom]



[Patio-Courtyard]



[Patio-Courtyard]



[Exercise]



[Aerial]



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