



Presented by:  
**Kelley Law**  
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**Active**  
**R2326900**  
 Board: V  
 Apartment/Condo

**2602 520 COMO LAKE AVENUE**

Coquitlam  
 Coquitlam West  
 V3J 0E8

Residential Attached  
**\$799,000** (LP)  
 (SP)



Sold Date: \_\_\_\_\_ Frontage (feet): \_\_\_\_\_ Original Price: **\$799,000**  
 Meas. Type: **Feet** Frontage (metres): \_\_\_\_\_ Approx. Year Built: **2017**  
 Depth / Size (ft.): \_\_\_\_\_ Bedrooms: **2** Age: **1**  
 Lot Area (sq.ft.): **0.00** Bathrooms: **2** Zoning: **CONDO**  
 Flood Plain: **No** Full Baths: **2** Gross Taxes: **\$2,933.02**  
 Council Apprv?: **No** Half Baths: **0** For Tax Year: **2018**  
 Exposure: **Northwest** Maint. Fee: **\$320.30** Tax Inc. Utilities?: **No**  
 If new, GST/HST inc?: \_\_\_\_\_ P.I.D.: **030-205-131**  
 Tour: \_\_\_\_\_  
 Mgmt. Co's Name: **RANCHO MANAGEMENT**  
 Mgmt. Co's Phone: **604-684-4508**  
 View: **Yes: City Skyline & Burnaby Mtn**  
 Complex / Subdiv: **THE CROWN**  
 Services Connected: **Electricity, Sanitary Sewer, Storm Sewer, Water**

Style of Home: <b>Corner Unit, Penthouse</b>	Total Parking: <b>2</b>	Covered Parking: <b>2</b>	Parking Access: <b>Rear</b>
Construction: <b>Concrete</b>	Parking: <b>Garage; Underground, Visitor Parking</b>		
Exterior: <b>Concrete, Glass</b>			Locker: <b>Y</b>
Foundation: <b>Concrete Perimeter</b>	Reno. Year: _____	Dist. to Public Transit: _____	Dist. to School Bus: _____
Rain Screen: _____	R.I. Plumbing: _____	Units in Development: <b>181</b>	Total Units in Strata: <b>181</b>
Renovations: _____	R.I. Fireplaces: _____	Title to Land: <b>Freehold Strata</b>	
Water Supply: <b>City/Municipal</b>	# of Fireplaces: <b>0</b>	Property Disc.: <b>Yes</b>	
Fireplace Fuel: _____		Fixtures Leased: _____	
Fuel/Heating: <b>Baseboard, Electric</b>		Fixtures Rmvd: _____	
Outdoor Area: <b>Balcony(s)</b>		Floor Finish: <b>Laminate, Tile</b>	
Type of Roof: <b>Other, Torch-On</b>			

Maint Fee Inc: **Caretaker, Gardening, Hot Water, Management, Other, Recreation Facility**  
 Legal: **PL EPS4454 LT 171 DL 9 LD 36. GROUP 1, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V.**  
 Amenities: **Club House, Elevator, Exercise Centre, Guest Suite, In Suite Laundry, Storage**  
 Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**  
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	9' x 8'6"			x			x
Main	Living Room	19' x 11'6"			x			x
Main	Dining Room	12' x 7'6"			x			x
Main	Master Bedroom	12' x 10'			x			x
Main	Bedroom	11' x 9'6"			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): <b>908</b>	# of Rooms: <b>5</b>	# of Kitchens: <b>1</b>	# of Levels: <b>1</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>0</b>	Crawl/Bsmt. Height: _____			1	Main	3	Yes	Barn:
Finished Floor (Below): <b>0</b>	Restricted Age: _____			2	Main	4	No	Workshop/Shed:
Finished Floor (Basement): <b>0</b>	# of Pets: _____ Cats: _____ Dogs: _____			3				Pool:
Finished Floor (Total): <b>908 sq. ft.</b>	# or % of Rentals Allowed: <b>100%</b>			4				Garage Sz:
	Bylaws: <b>Pets Allowed w/Rest., Rentals Allowed</b>			5				Door Height:
Unfinished Floor: <b>0</b>				6				
Grand Total: <b>908 sq. ft.</b>	Basement: <b>None</b>			7				
				8				

Listing Broker(s): **RE/MAX All Points Realty** **RE/MAX All Points Realty**

**SUB PENTHOUSE! This is a must see!! Beautiful corner unit with floor to ceiling picture windows to enjoy breathtaking panoramic N.W. views from 26th floor. Extra high ceilings only in penthouse suites. Laminate floors throughout. Open kitchen, cantilevered breakfast bar, high profile granite counters & stainless steel appliances. Bring the outdoors in on the large covered deck with amazing Mountain views. BONUS: 2 PARKING STALLS + storage locker. Amenities include: Gym, Guest suite, outdoor BBQ area, recreation room & kitchen/meeting room. Excellent location across from Como Lake sky train station on Burnaby border. Fast commute to SFU. Walk to new Safeway and Shops. Whether buying for investment or moving in, The Crown is safe bet. Built with pride by Beedie Group.**