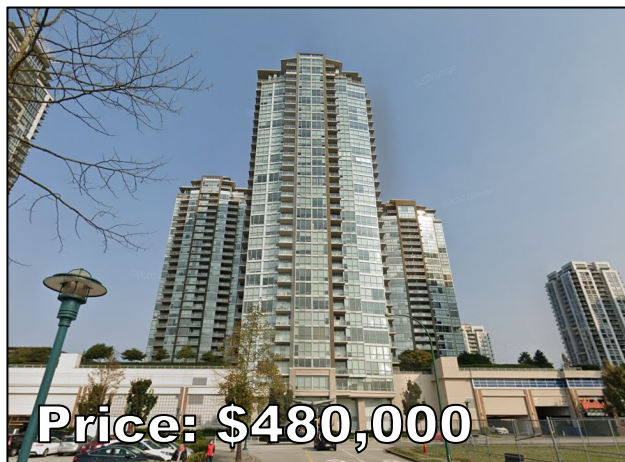


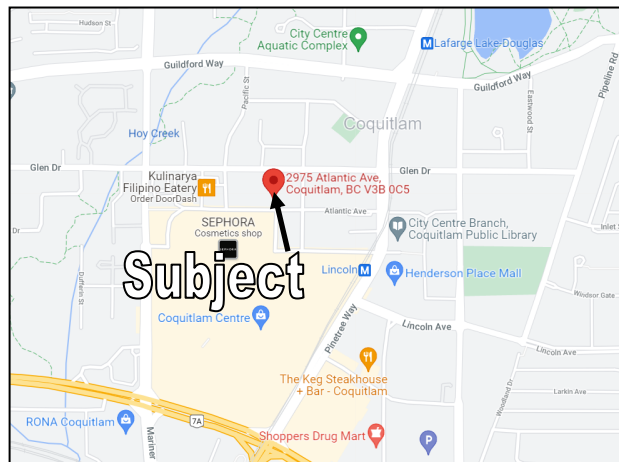


1 Bed+1 Bath Unit in Grand Central III For Sale

1005-2975 ATLANTIC AVENUE, Coquitlam



Price: \$480,000



Must See! One bed + one bath south facing unit in Grand Central 3, built by Intergulf in year 2014. City and mountain view, wood floor throughout, open-concept kitchen design. 1 parking and 1 locker. Building amenities include fully equipped fitness facility, clubhouse, billiards room, outdoor pool and hot tub. Walking distances to Coquitlam Centre Mall, T&T Supermarket, library, schools, Douglas College, Aquatic Centre, Town Centre Park, Evergreen Line Skytrain Station. Rare opportunity for first time buyer or investor to own an apartment in the heart of Coquitlam. **Don't hesitate, call now!**

Property Information

Address: 2975 ATLANTIC AV UNIT# 1005
Legal: STRATA LOT 445, PLAN BCS3495, DISTRICT LOT 384A, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
P.I.D.: 029-406-226

Government Assessment (2021)

Land	\$ 270,000
Improvement	\$ 163,000
Total	\$ 433,000
Tax:	\$2,124.08

Property Information

Strata Fee: \$255.18
Unit size: 550 SF
One parking and one storage



2015 Commercial Top 1 Winner

Raymond Leung PREC* 梁國權

604-644-6482

Award Winning Services!



- Re/Max Commercial Western Canada Top 1 全西岸加拿大第1名
- Re/Max Circle of Legend Award 榮譽傳奇獎
- Re/Max International Lifetime Achievement Award 國際終身成就大獎
- No.1 in Sales with Re/Max Realty Associates 5 years 公司五年銷量第1名
- Re/Max Platinum Club Award Winner for 7 years 7年高銷量白金大獎
- Re/Max 100% Club Award Winner 13 years 13年100% Club 獲獎者
- Re/Max Chairman's Club Award Winner for 3 years 3年主席大獎
- Over 30 Years Real Estate Experience 超過30年房地產經驗
- MLS Medallion Club Award 溫哥華地產局銷量大獎
- Re/Max International Top 9 Winner 國際首9名
- Re/Max Canada Top 5 全加拿大首5名
- Re/Max Hall of Fame Award 終身大獎



Re/Max City Realty #101 – 2806 Kingsway, Vancouver, BC V5R 5T5

Tel: 604-644-6482 Fax: 604-439-2299 Email: Raymondkleung@hotmail.com WebSite: 410Commercial.com

*Information herein deemed reliable but not guaranteed and must be verified by the buyer. This communication is not intended to cause or induce breach of an existing agency agreement.



GRAND
CENTRAL
THREE

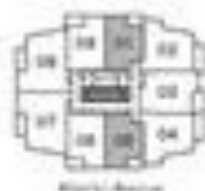
ON THE EVERGREEN LINE

PLAN A1

1 BEDROOM
LIVING 545 - 550 SF
BALCONY 52 SF



- ① KitchenAid Energy Star Dishwasher ② KitchenAid Gas Range Cooktop and Electric Oven with Over-the-Range Integrated Microwave/Hoodfan ③ Samsung Energy Star Fully-Integrated Refrigerator ④ Whirlpool Stacked Front Load Washer and Dryer



LEVEL 6 TO 25



LEVEL 5

