



604.671.7000

Condos & Homes Team

www.bccondosandhomes.com | sales@bccondosandhomes.com

**R2709066****Active**Apartment/Condo
Residential Attached**205 2958 WHISPER WAY**Coquitlam
Westwood Plateau**\$799,900** (LP)

(SP)

\$649.27 L\$/SF

S\$/SF

Sold Date:



Total Bedrooms 3
Total Baths 2
FIAR Tot Fin 1,232
Outdoor Area BALC
View No
View - Specify

Approx. Year Built 2006
Tot Units in Strata Plan
Mgmt. Co Name Strataco
Mgmt. Co Phone#
Parking Places - Total 1
Parking Places - Covered 1
Bylaw Restrictions Pets Allowed w

Days On Market 2
Occupancy Tenant
Gross Taxes \$3,059.39
Maintenance Fee \$605.00
Locker
Maint Fee Includes Caretaker, Garbage Pickup, Gardening, Gas, Hot Water, Management

If you're looking for a spacious, well-designed home in a resort-style complex with amenities, look no further than this condo in the heart of Coquitlam. Beautiful three bedrooms and two bathrooms. The kitchen features beautiful wood floors and a window over the sink. You'll have plenty of room to entertain guests with a comfortable living room with an electric fireplace and a family-oriented layout, spacious rooms, /Make the most with a clubhouse that comes with a gym, billiards table, and TV room. Best of all is the outdoor hot tub and magnificent views. Great school catchment - Walking distance to Pinetree Elementary & Secondary School, Summit Middle School. Close to Coquitlam Centre, Douglas College, Lafarge Lake, Sky Train station, and Westcoast Express. OPEN HOUSE JUL 17 SUN 2-4

RE/MAX Crest Realty

07/15/2022 08:29 PM

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R2709066

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Apartment/Condo
Residential Attached

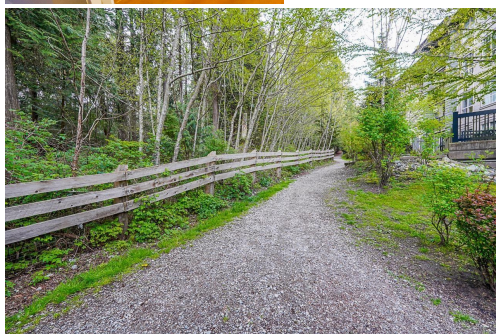
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Sold Date:



Sold Date:

Meas. Type:

Depth / Size (ft.):

Lot Area (sq.ft.): **0.00**

Flood Plain:

Approval Req?:

Exposure:

If new, GST/HST inc?:

Mgmt. Co's Name: **Strataco**

Mgmt. Co's Phone:

View: **No :**

Complex / Subdiv:

Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Frontage (feet):

Frontage (metres):

Bedrooms: **3**Bathrooms: **2**Full Baths: **2**Half Baths: **0**Maint. Fee: **\$605.00**Approx. Year Built: **2006**Age: **16**Zoning: **APT**Gross Taxes: **\$3,059.39**For Tax Year: **2021**

Tax Inc. Utilities?:

P.I.D.: **026-717-697**Style of Home: **Corner Unit, End Unit**Construction: **Frame - Wood**Exterior: **Mixed**

Foundation:

Rain Screen:

Renovations:

Water Supply: **City/Municipal**Fireplace Fuel: **Electric**Fuel/Heating: **Baseboard**Outdoor Area: **Balcony(s)**Type of Roof: **Asphalt**

Reno. Year:

R.I. Plumbing:

R.I. Fireplaces:

of Fireplaces: **1**Total Parking: **1** Covered Parking: **1**Parking: **Garage; Underground**

Parking Access:

Locker:

Dist. to School Bus:

Total Units in Strata:

Dist. to Public Transit:

Units in Development:

Title to Land: **Freehold Strata**Seller's Interest: **Registered Owner**Property Disc.: **Yes**Fixtures Leased: **No :**Fixtures Rmvd: **No :**

Floor Finish:

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Gas, Hot Water, Management, Snow removal**Legal: **STRATA LOT 131, PLAN BC5542, SECTION 14, TOWNSHIP 39, 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 1 OR V, AS**Amenities: **Bike Room, Club House, Exercise Centre, In Suite Laundry, Pool; Outdoor, Storage**

Site Influences:

Features: **Clothes Dryer, Clothes Washer, Dishwasher, Microwave, Oven - Built In, Range Top, Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12' x 12'			x			x
Main	Kitchen	7'9 x 13'			x			x
Main	Eating Area	9'11 x 9'5			x			x
Main	Dining Room	12'0 x 11'8			x			x
Main	Master Bedroom	16'4 x 10'9			x			x
Main	Bedroom	12' x 8'			x			x
Main	Bedroom	11'8 x 8'8			x			x
Main	Foyer	5'11 x 4'5			x			x
		x			x			
		x			x			

Finished Floor (Main):	1,232	# of Rooms: 8	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:			1	Main	4	Yes	Barn:
Finished Floor (Below):	0	Restricted Age:			2	Main	3	Yes	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:	Cats: Y	Dogs: Y	3				Pool:
Finished Floor (Total):	1,232 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
		Bylaw Restrict: Pets Allowed w/Rest., Rentals Allowed			5				Door Height:
Unfinished Floor:	0	Basement: None			6				
Grand Total:	1,232 sq. ft.				7				
					8				

Listing Broker(s): **RE/MAX Crest Realty**

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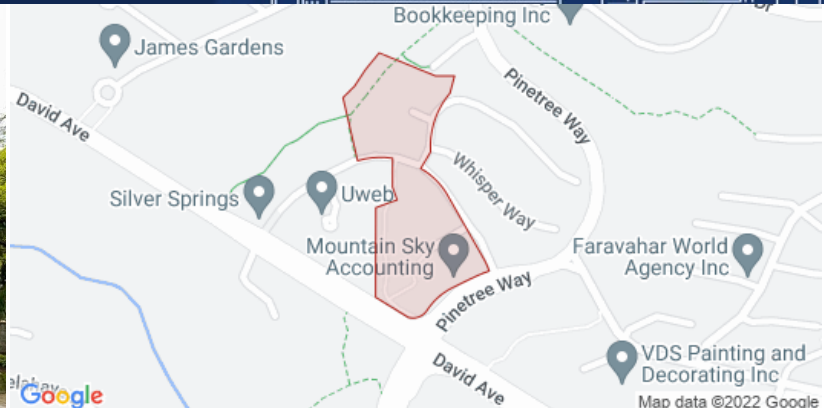
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205-2958 WHISPER WY Coquitlam BC V3E 3S7

PID	026-717-697	Legal Description	STRATA LOT 131 SECTION 14 TOWNSHIP 39 NEW WESTMINSTER DISTRICT STRATA PLAN BCS542 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V				
Zoning	RM-6 - Multi-Storey High Density Apartment Residential	Plan	BCS542				
Registered Owner	SV*, G*	Community Plans(s)	OCP: Northwest Coquitlam Area Plan (High Density Apartment Residential), not in ALR				
Floor Area	1233 Ft ²	Max Elevation	100.06 m	Year Built	2005	Transit Score	60 / Good Transit
Lot Size	-	Min Elevation	68.80 m	Bedrooms	3	WalkScore	38 / Car-Dependent
Dimensions	-	Annual Taxes	\$3,059.39	Bathrooms	2	Structure	STRATA-LOT RESIDENCE (CONDOMINIUM)

MLS HISTORY

	Status (Date)	DOM	LP/SP	Firm
R2709066	Active 13/07/2022	2	\$799,900 / -	RE/MAX Crest Realty
R2252965	Sold 10/04/2018	7	\$649,000 / \$705,000	Royal LePage West Real Estate Services
V815422	Sold 06/04/2010	26	\$409,900 / \$407,000	One Percent Realty Ltd.

APPRECIATION

	Date	(\$)	% Change
List Price	13/07/2022	\$799,900	13.46 %
Sales History	30/05/2018	\$705,000	73.22 %
	21/07/2010	\$407,000	16.32 %
	25/08/2006	\$349,900	

ASSESSMENT

	2021	2022	% Change
Building	\$242,000	\$263,000	8.68 %
Land	\$428,000	\$465,000	8.64 %
Total	\$670,000	\$728,000	8.66 %

SCHOOL CATCHMENT

	Elementary	Middle	Secondary
Catchment	Pinetree Way	Summit Middle	Pinetree
District	SD 43	SD 43	SD 43
Grades	K - 5	6 - 8	9 - 12

DEVELOPMENT APPLICATIONS

No records found for this parcel

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I'm more than a real estate agent. I'm a REALTOR®.

Detailed Tax Report

Property Information

Prop Address	2958 WHISPER WY UNIT# 205	Jurisdiction	CITY OF COQUITLAM
Municipality	CITY OF COQUITLAM	Neighborhood	COQUITLAM NORTHEAST - STRATA
Area	COQUITLAM	SubAreaCode	VCQWP
PropertyID	026-717-697	BoardCode	V
PostalCode	V3E 3S7		

Property Tax Information

TaxRoll Number	35755531	Gross Taxes	\$3,059.39
Tax Year	2021	Tax Amount Updated	12/17/2021

More PIDS

026-717-697

More PIDS2

Legal Information

PlanNum	Lot	Block	LotDist	LandDist	Section	Twndship	Range	Meridian
BCS542	131			36	14	39		

Legal FullDescription

STRATA LOT 131, PLAN BCS542, SECTION 14, TOWNSHIP 39, 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 1 OR V, AS APPROPRIATE

Land & Building Information

Width		Depth	
Lot Size		Land Use	
Actual Use	STRATA-LOT RESIDENCE (CONDOMINIUM)		
Year Built	2005		
BCA Description	STRATA APARTMENT - FRAME	Zoning	
WaterConn			
BCADData Update	04/07/2022		

Supplementary Property Info

BedRooms	3	Foundation	
Full Bath	1	Half Bath2	
Half Bath3	1	Stories	
Pool Flg		Carport	0
Garage S	0	Garage M	0

Actual Totals

Land	Improvement	Actual Total
\$465,000.00	\$263,000.00	\$728,000.00

Municipal Taxable Totals

Gross Land	Gross Improve	Exempt Land	Exempt Improve	Municipal Total
\$465,000.00	\$263,000.00	\$0.00	\$0.00	\$728,000.00

School Taxable Totals

Gross LandSch	Gross ImproveSch	Exempt LandSch	Exempt ImproveSch	School Total
\$465,000.00	\$263,000.00	\$0.00	\$0.00	\$728,000.00

Sales History Information

Sale Date	Sale Price	Document Num	SaleTransaction Type
5/30/2018	\$705,000.00	CA6828031	IMPROVED SINGLE PROPERTY TRANSACTION
7/21/2010	\$407,000.00	CA1664092	IMPROVED SINGLE PROPERTY TRANSACTION
8/25/2006	\$349,900.00	CA277007	IMPROVED SINGLE PROPERTY TRANSACTION

6/23/2006	\$0.00	BA109611	REJECT - NOT SUITABLE FOR SALES ANALYSIS
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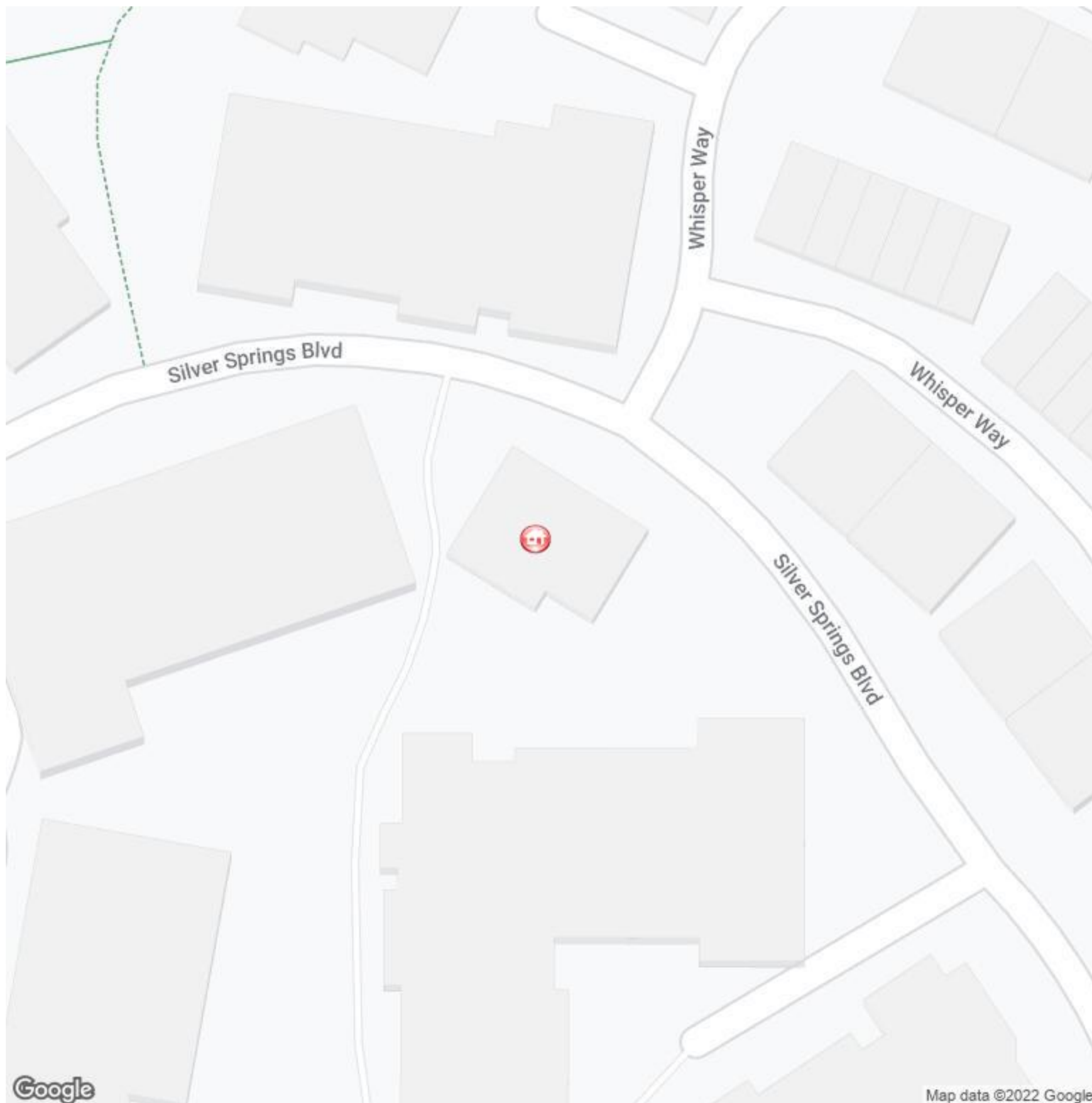
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