



ONE BEDROOM WITH HUGE PATIO @ SIMON2

UNIT 108 - 621 REGAN DRIVE, COQUITLAM



Highly accessible one bedroom at Simon 2 with huge 198 sq.ft outdoor patio and offering easy manoeuvring for wheelchair users! Bright open concept interior featuring high 9ft ceilings, a gourmet kitchen with quartz counter-tops, soft close cabinets and stainless steel KitchenAid appliances with 5 burner gas range. Luxurious bathroom with deep soaker tub and marble tile surround. King sized master bedroom with spacious walk-in closet. One parking stall and TWO storage lockers. Amenities in this 6 storey boutique building include exercise room, recreation room and kids play area. Conveniently located steps to Burquitlam SkyTrain Station, parks, schools, restaurants, shopping and the new YMCA that is coming soon. Balance of 2-5-10 new home warranty. Showing by private appointment.



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Active

R2489122

Board: V

Apartment/Condo

108 621 REGAN AVENUE

Coquitlam

Coquitlam West

V3J 0K1

Residential Attached

\$519,900 (LP)

(SP)



Sold Date:

Meas. Type:

Depth / Size (ft.):

Lot Area (sq.ft.): 0.00

Flood Plain: No

Council Apprv?: No

Exposure: South

If new, GST/HST inc?:

Mgmt. Co's Name: ASSOCIA

Mgmt. Co's Phone: 604-591-6060

View: No :

Complex / Subdiv: SIMON2

Services Connected: Electricity, Natural Gas, Storm Sewer, Water

Sewer Type: City/Municipal

Frontage (feet):

Frontage (metres):

Bedrooms: 1

Bathrooms: 1

Full Baths: 1

Half Baths: 0

Maint. Fee: \$221.37

Original Price: \$519,900

Approx. Year Built: 2020

Age: 0

Zoning: RM-3

Gross Taxes: \$0.00

For Tax Year: 2020

Tax Inc. Utilities?: No

P.I.D.: 031-014-852

Tour:

Style of Home: Ground Level Unit

Construction: Frame - Wood

Exterior: Brick, Glass, Fibre Cement Board

Foundation: Concrete Perimeter

Rain Screen:

Renovations:

Water Supply: City/Municipal

Fireplace Fuel:

Fuel/Heating: Electric

Outdoor Area: Patio(s)

Type of Roof: Torch-On

Reno. Year:

R.I. Plumbing:

Metered Water:

R.I. Fireplaces:

of Fireplaces: 0

Total Parking: 1

Covered Parking: 1

Parking Access: Rear

Parking: DetachedGrge/Carport, Garage; Underground

Locker: Y

Dist. to Public Transit: 1 BLOCK

Units in Development:

Title to Land: Freehold Strata

Property Disc.: Yes

Fixtures Leased: No :

Fixtures Rmvd: No :

Floor Finish: Laminate, Tile

Maint Fee Inc: Garbage Pickup, Gardening, Gas, Hot Water, Management, Recreation Facility, Snow removal

Legal: STRATA LOT 8, PLAN EPS6125, DISTRICT LOT 9, 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

Amenities: Bike Room, Elevator, Exercise Centre, In Suite Laundry, Playground, Wheelchair Access

Site Influences: Central Location, Recreation Nearby, Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Microwave

| Floor | Type | Dimensions | Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|----------------|-------------|-------|------|------------|-------|------|------------|
| Main | Living Room | 10'8 x 9'10 | | | x | | | x |
| Main | Kitchen | 10'11 x 7'1 | | | x | | | x |
| Main | Dining Room | 7'1 x 6'9 | | | x | | | x |
| Main | Bedroom | 10'8 x 9'10 | | | x | | | x |
| Main | Walk-In Closet | 6'4 x 6'3 | | | x | | | x |
| Main | Foyer | 8'9 x 5'7 | | | x | | | x |
| | | x | | | x | | | x |
| | | x | | | x | | | x |
| | | x | | | x | | | x |
| | | x | | | x | | | x |

| | | | | | | | | | |
|----------------------------|-------------|---|------------------|----------------|------|-------|-------------|----------|----------------|
| Finished Floor (Main): | 600 | # of Rooms: 6 | # of Kitchens: 1 | # of Levels: 1 | Bath | Floor | # of Pieces | Ensuite? | Outbuildings |
| Finished Floor (Above): | 0 | Crawl/Bsmt. Height: | | | 1 | Main | 4 | No | Barn: |
| Finished Floor (Below): | 0 | Restricted Age: | | | 2 | | | | Workshop/Shed: |
| Finished Floor (Basement): | 0 | # of Pets: 2 | Cats: Yes | Dogs: Yes | 3 | | | | Pool: |
| Finished Floor (Total): | 600 sq. ft. | # or % of Rentals Allowed: | | | 4 | | | | Garage Sz: |
| Unfinished Floor: | 0 | Bylaws: Pets Allowed w/Rest., Rentals Allowed | | | 5 | | | | Grg Dr Ht: |
| Grand Total: | 600 sq. ft. | Basement: None | | | 6 | | | | |
| | | | | | 7 | | | | |
| | | | | | 8 | | | | |

Listing Broker(s): Royal LePage West Real Estate Services

FOR MORE INFORMATION ABOUT THIS PROPERTY VISIT

www.reimers.ca

ALL INFORMATION WHILE DEEMED TO BE CORRECT IS NOT GUARANTEED

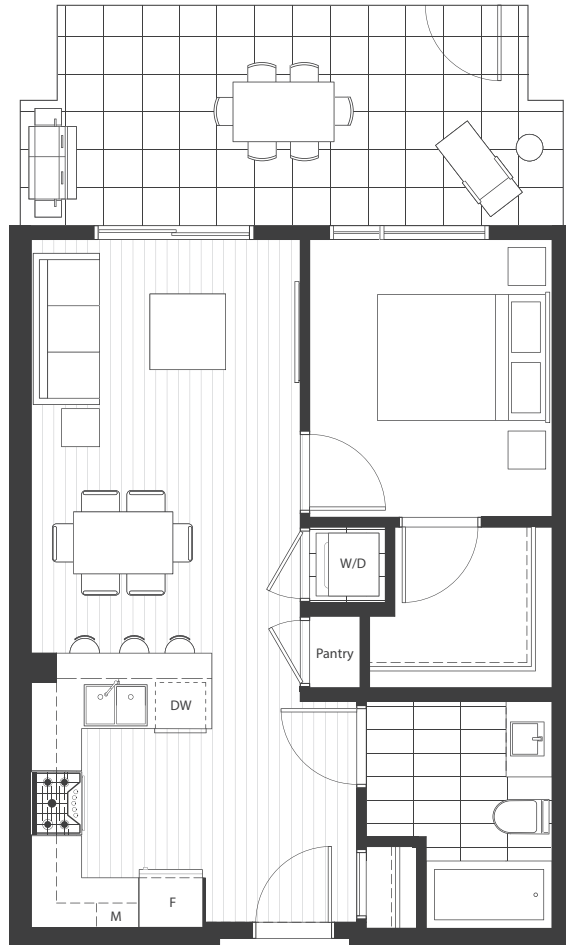
FLOORPLAN

UNIT 108 - 621 REGAN DRIVE, COQUITLAM

A
ADAPT

1 BEDROOM

SIMON²



MEASUREMENTS AND LAYOUT ARE NOT TO BE RELIED ON AND SHOULD BE VERIFIED IF IMPORTANT

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