

Residence

# 103-2495 WILSON

PORT COQUITLAM, COQUITLAM

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## ABOUT THE SUITE:

- 524 square feet on interior space
- 138 square feet of outdoor space
- French door access to patio
- Bright and spacious layout
- Radiant heating throughout
- Over-height ceilings
- Full-size kitchen with plenty of storage and counter space
- Laminate and tile flooring
- Quartz countertops

## ABOUT THE BUILDING:

- No. of Floors: 6
- No. of Strata Lots: 185
- Built-in: 2016
- Contingency Fund: \$309,720.44
- Maintenance Fee: \$240.15
- Pets: Yes (2 total)
- Rentals: Yes (30 day minimum)
- Depreciation Report: Yes, 2021
- Insurance Deductibles:
  - All Risk - \$50,000
  - Sewer - \$50,000
  - Water - \$50,000
  - Earthquake - 10%

## AMENITIES & NOTES:

- In-suite laundry
- Amenities room
- Sauna
- Dog washing station
- Exercise centre
- Yoga, games, and movie rooms
- Central location to park, shops, schools, restaurants and breweries
- Parking: 234
- Storage: 78

WEST HAVEN  
GROUP



THE  
WEST  
HAVEN  
SUITE  
OFFICE