

KRISTY MATTIAZZO
PRESENTS...



407-2335 WHYTE AVENUE

CENTRAL PORT COQUITLAM

1 BEDROOM, 705 SQ FT

\$349,900

604-831-7321

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Description:

TOP FLOOR, 1 bedroom condo in the Chancellor Court is perfect for first-time home buyers and those seeking comfort in a 4-storey rainscreened worry-free building. This central Port Coquitlam location has a desirable Walk Score of 87 out of 100 as shops, schools, parks & restaurants are all reachable by foot; a commuter's dream with the West Coast Express station only a 10-minute walk away! Featuring 705 sq ft of practical living space, in-suite laundry, double-sided master/living room gas fireplace, a balcony, 1 locker, and 2 side by side parking stalls, this is no doubt a gem! Pets allowed with restrictions of 2 dogs (no more than 25 lbs), 2 cats or 1 of each. As rentals are not allowed here, care and pride of homeownership are clear. A depreciation report has been completed and the contingency fund is very healthy. Low maintenance fees of \$219.30; which includes gas. Don't miss it!

This invitation is not intended to induce or solicit business from homeowners who have their property listed with another REALTOR® or brokerage.