

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	1991
Frontage (ft):		Bathrooms:	2	Age:	33
Lot Area:		Full Baths:	2	Zoning:	APT
Flood Plain:		Half Baths:	0	Gross Taxes:	\$2,859.00
Rear Yard Exp:		Maint. Fee:	796.00	For Tax Year:	2022
View:	Yes			P.I.D.:	017-396-069

Style of Home:	Corner Unit,Penthouse	Parking:	Total: 2 - Covered: 2
Construction:	Concrete	Covered Parking:	2
Exterior:	Brick,Mixed,Stucco	Parking Access:	Side
Foundation:		Parking:	Garage; Underground,Visitor Parking
Rain Screen:		Locker:	
Renovations:	Completely	Units in Dev:	
# of Fireplaces:	2 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Electric,Heat Pump	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s)	PAD Rental:	
Type of Roof:	Tar & Gravel	Fixtures Leased:	No
Floor Finish:	Hardwood,Tile	Fixtures Rmvd:	No

View:	Yes : MOUNTAIN, CITY & LAKE
Mgmt. Company:	Ascent Management
Complex / Subdiv:	THE VICTORIA
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 118, PLAN NWS3407, DISTRICT LOT 9, 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
Amenities:	Elevator,Exercise Centre,Pool; Indoor,Pool; Outdoor,Sauna/Steam Room,Swirlpool/Hot Tub
Site Influences:	Central Location,Recreation Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Sprinkler - Fire,Vacuum - Built In
Bylaw Restrict:	Pets Allowed w/Rest.
Listing Broker(s):	RE/MAX All Points Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Primary Bedroom	16' x 16'10	Main	Patio	14'1 x 24'
Main	Den	10'5 x 13'6	Main	Walk-In Closet	7'6 x 6'2
Main	Bedroom	11'10 x 12'11			
Main	Flex Room	5' x 12'			
Main	Kitchen	12'6 x 14'			
Main	Living Room	16' x 12'			
Main	Dining Room	16'1 x 10'5			

Finished Floor (Main):	1,733 sqft	# Of Rooms:	9	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	4	No
Finished Floor (Bsmnt):	0 sqft	Crawl/Bsmnt Height:				
Finished Floor (Total):	1,733 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,733 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Unique opportunity to own a 2324 SF one level sub-penthouse in Coquitlam. Features 1733 Sf indoors & 591 SF outdoors across 4 balconies. Enjoy the airy layout with a grand 300+ sqft covered deck. The flexible floor plan easily converts 2 spacious bedrooms to 3! Features include designer solid wood doors, built-in vacuum, and 2 gas fireplaces. The primary bedroom has a generous walk-in closet. Delight in the gourmet kitchen with Quartz countertops and premium appliances. Relax in spa-like bathrooms. Admire city and mountain views, & a peek of BBY Lake. Flex space for home office, Fees cover gas & hot water. Plus, there are superb amenities - indoor & outdoor pools, hot tub, and sauna. Explore BBY Mountain, SFU neraby, Skytrain steps away, and easy freeway access. Do not miss this one!