

Depth/Size (ft):	Bedrooms:	2	Approx. Year Built:	1991
Frontage (ft):	Bathrooms:	2	Age:	33
Lot Area:	Full Baths:	2	Zoning:	RA1
Flood Plain:	Half Baths:	0	Gross Taxes:	\$2,611.99
Rear Yard Exp:	Maint. Fee:	330.88	For Tax Year:	2023
View:	No		P.I.D.:	017-400-538

Style of Home:	3 Storey,Inside Unit	Parking:	Total: 2 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Vinyl,Wood	Parking Access:	Front
Foundation:		Parking:	Garage; Single,Open
Rain Screen:		Locker:	
Renovations:		Units in Dev:	115
# of Fireplaces:	1 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Electric,Natural Gas	Property Disc:	Yes
Outdoor Area:	Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:		Fixtures Rmvd:	No

View:	No
Mgmt. Company:	First Service - 855-683-8900
Complex / Subdiv:	COUNTRY PARK
Services Connected:	Electricity,Sanitary Sewer,Water
Legal:	STRATA LOT 58 DISTRICT LOTS 174 AND 289 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW3363 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Amenities:	None
Site Influences:	
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	Pets Allowed w/Rest.
Listing Broker(s):	Royal LePage Brent Roberts Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	8'2 x 11'2			
Main	Kitchen	13'1 x 10'0			
Main	Dining Room	13'1 x 9'4			
Above	Primary Bedroom	13'5 x 10'6			
Above	Bedroom	13'5 x 10'8			
Below	Den	11'9 x 9'6			

Finished Floor (Main):	516 sqft	# Of Rooms:	6	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	516 sqft	# Of Kitchens:	1	Below	3	No
Finished Floor (Below):	305 sqft	# Of Levels:	3	Above	4	No
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	1,337 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,337 sqft	# Of Pets:				

Welcome to Country Park, one of Port Coquitlam's most popular townhouse units! Stylish & functional, this 3 level townhouse features 2 bedrooms and 4 pc bathroom upstairs, while downstairs has a finished bedroom/den with it's own 3pc bath. Main floor is an entertainers delight w/ an open concept design and large kitchen. Enjoy a gas fireplace on cold winter nights and large windows that make the space bright and airy. Walking distance to downtown core and all levels of schools, parks, restaurants, and bus transportation. This is a large, roomy unit that offers a great floor plan for any type of family or great investment property. Priced BELOW assessed value.