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|-------------------------|----|--------------------|--------|----------------------------|-------------|
| 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 |

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|-------------------------|-------------------------|-------------------------|-----------------------|
| 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 |

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|----------------------------|---|
| 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 DISTRICTSTRATA PLAN NW3363 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY INPROPORTION 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 | | | |

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|--------------------------------|------------|-----------------------------------|------|-----------------------|--------------------|-----------------|
| 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.