

Depth/Size (ft):	0.0	Bedrooms:	1	Approx. Year Built:	2016
Frontage (ft):		Bathrooms:	1	Age:	8
Lot Area:		Full Baths:	1	Zoning:	C-7
Flood Plain:		Half Baths:	0	Gross Taxes:	\$1,550.22
Rear Yard Exp:		Maint. Fee:	283.65	For Tax Year:	2023
View:	No			P.I.D.:	029-973-953

Style of Home:	1 Storey,Inside Unit	Parking:	Total: 1 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Brick,Fibre Cement Board	Parking Access:	
Foundation:		Parking:	Add. Parking Avail.,Garage; Single,Garage; Underground
Rain Screen:		Locker:	Yes
Renovations:		Units in Dev:	34 - Total Units in Strata: 34
# of Fireplaces:	1 - Fuel: Electric	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Electric	Property Disc:	No
Outdoor Area:	Balcony(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Mixed,Tile	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	Profile Properties Ltd - 604-464-7548
Complex / Subdiv:	UPTOWN POINTE
Services Connected:	Electricity,Sanitary Sewer,Water
Legal:	STRATA LOT 10, PLAN EPS3750, DISTRICT LOT 289, GROUP 1, 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,In Suite Laundry,Storage
Site Influences:	Central Location,Paved Road,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Intercom,Microwave,Security System,Smoke Alarm
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allwd w/Restrctns
Listing Broker(s):	Profile Properties Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	4'5 x 5'9			
Main	Kitchen	7'3 x 11'6			
Main	Dining Room	11'2 x 6'5			
Main	Living Room	10'11 x 9'0			
Main	Bedroom	12'0 x 9'9			
Main	Pantry	5'8 x 5'0			

Finished Floor (Main):	616 sqft	# Of Rooms:	6	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	1			
Finished Floor (Bsmnt):	0 sqft	Crawl/Bsmnt Height:				
Finished Floor (Total):	616 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	616 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Presenting this delightful, bright and spacious 1 bedroom condo in prime Central Port Coquitlam, a mere short walk to public transportation, schools, shops, restaurants, recreation centre & parks as well as easy highway access. A well-appointed condo with a highly functional open concept floor plan with a large kitchen with a sit up bar, built-in pantry, dining room/living room with fireplace, the bedroom has a walk-through closet with its ensuite bathroom & an abundance of in suite storage. Spanning the width of the home, the large, covered balcony can be used for all year-round enjoyment. 1 parking & 1 storage & pets allowed. Enjoy the benefits of condo living close to all the commodities yet nature & trails are at your doorstep. Make this home the perfect destination for you!