

Depth/Size (ft):		Bedrooms:	1	Approx. Year Built:	2018
Frontage (ft):		Bathrooms:	1	Age:	6
Lot Area:		Full Baths:	1	Zoning:	APT
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$2,041.31
Rear Yard Exp:		Maint. Fee:	298.19	For Tax Year:	2024
View:	Yes			P.I.D.:	030-354-196

Style of Home:	1 Storey	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Brick,Glass,Fibre Cement Board	Parking Access:	Lane
Foundation:		Parking:	Garage; Underground
Rain Screen:		Locker:	Yes
Renovations:		Units in Dev:	
# of Fireplaces:		Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Electric	Property Disc:	Yes
Outdoor Area:	Balcony(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Tile	Fixtures Rmvd:	No

View:	Yes : Fraser River
Mgmt. Company:	RANCHO MANAGEMENT - 604-684-4508
Complex / Subdiv:	CRISTALLO
Services Connected:	Community,Electricity
Legal:	STRATA LOT 21, PLAN EPS4769, DISTRICT LOT 1, 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 V
Amenities:	Elevator,Exercise Centre,In Suite Laundry,Storage
Site Influences:	Central Location,Golf Course Nearby,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Microwave
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed,Smoking Restrictions
Listing Broker(s):	RE/MAX All Points Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	5'11 x 3'7			
Main	Kitchen	8'1 x 8'8			
Main	Dining Room	8'2 x 9'4			
Main	Living Room	11'11 x 10'10			
Main	Primary Bedroom	9'7 x 10'6			
Main	Den	9'7 x 7'5			

Finished Floor (Main):	742 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 (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	742 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	742 sqft	# Of Pets:				

WELCOME TO CRISTALLO! BONUS 2 SIDE BY SIDE PARKING! Absolute elegance with this open concept 1 bedroom + extra large den (could be a 2nd bedroom). This 2ND floor unit, with soaring 10-foot ceilings, offers a unique living experience in desirable West Coquitlam. This bright, south-facing unit boasts modern finishes. Gorgeous kitchen with quartz counter tops, S/S appliances, white cabinets. Open concept to dining & living rooms bathed in natural light, to covered patio with views of the Fraser River. Spacious primary bedroom with ample closet space. Location is exceptional, with easy access to transit, Highway#1, Lougheed Highway, shopping & recreation. Comes with 1 storage locker and 2 pets are welcome! Open house Jun 22 & 23 from 2-4pm