

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	1976
Frontage (ft):		Bathrooms:	1	Age:	48
Lot Area:		Full Baths:	1	Zoning:	RA1
Flood Plain:		Half Baths:	0	Gross Taxes:	\$1,714.47
Rear Yard Exp:	North	Maint. Fee:	443.68	For Tax Year:	2024
View:				P.I.D.:	000-691-003

Style of Home:	Upper Unit	Parking:	Total: 1 - Covered: 1
Construction:	Brick,Concrete,Frame - Wood	Covered Parking:	1
Exterior:	Mixed,Other,Stucco	Parking Access:	Front,Side
Foundation:		Parking:	Garage; Single,Garage; Underground
Rain Screen:		Locker:	Yes
Renovations:		Units in Dev:	43 - Total Units in Strata: 43
# of Fireplaces:		Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Electric	Property Disc:	Yes
Outdoor Area:	Balcony(s),Balcny(s) Patio(s) Dck(s),Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Tar & Gravel	Fixtures Leased:	
Floor Finish:	Laminate,Mixed,Vinyl/Linoleum,Carpet	Fixtures Rmvd:	

View:

Mgmt. Company: CENTURY 21 PRUDENTIAL ESTATES - 604-278-2121

Complex / Subdiv: RIVERSIDE MANOR

Services Connected: Electricity,Sanitary Sewer,Storm Sewer,Water

Legal: STRATA LOT 25 DISTRICT LOT 379 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW573 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1

Amenities: Bike Room,Elevator,Guest Suite,In Suite Laundry,Storage,Wheelchair Access

Site Influences: Central Location,Greenbelt,Lane Access,Paved Road,Recreation Nearby,Shopping Nearby

Features: Clothes Washer/Dryer,Drapes/Window Coverings,Freezer,Other - See Remarks,Pantry,Refrigerator,Smoke Alarm,Sprinkler - Fire,Stove,Windows - Thermo

Bylaw Restrict: Pets Not Allowed,Rentals Allowed,Smoking Restrictions

Listing Broker(s): Royal LePage West Real Estate Services

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Primary Bedroom	11'1 x 14'11	Main	Other	5'0 x 9'9
Main	Bedroom	10'2 x 10'10	Main	Patio	23'3 x 4'11
Main	Living Room	12'10 x 15'6			
Main	Dining Room	8'10 x 11'9			
Main	Kitchen	9'9 x 7'11			
Main	Foyer	4'0 x 5'1			
Main	Laundry	5'8 x 6'7			

Finished Floor (Main):	1,048 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			
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	1,048 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	1,048 sqft	# Of Pets:				

UPPER FLOOR (2) bedroom Condo at 1048sq ft Large!! Bright, Spacious, Incredibly Clean! Huge Master bedroom has an ensuite bathroom (Jack & Jill style), the 2nd bedroom is Big & Bright with its own glass slider door to the balcony. Storage everywhere throughout this unit; multiple hall closets, in-suite laundry room w/extra space for a freezer & shelving, also a storage locker incl. Formal Dining Room opens up to the supersized Living Room, the glass slider gives access to your private covered deck, great for BBQing and quiet relaxing outside. Newer windows throughout this well maintained building, PLUS the bonus of Hot water included in the maintenance fee. Centrally Located, within STEPS to shops, transit, schools, parks, Coquitlam River & all the amazing amenities DT Poco has to offer.