

Depth/Size (ft):	Bedrooms:	2	Approx. Year Built:	1993
Frontage (ft):	Bathrooms:	2	Age:	31
Lot Area:	Full Baths:	2	Zoning:	RM-6
Flood Plain:	Half Baths:	0	Gross Taxes:	\$1,700.38
Rear Yard Exp:	Maint. Fee:	403.83	For Tax Year:	2023
View:	Yes		P.I.D.:	018-188-842

Style of Home:	Corner Unit	Parking:	Total: 1 - Covered: 1
Construction:	Concrete,Concrete Block	Covered Parking:	1
Exterior:	Glass,Mixed	Parking Access:	Side
Foundation:		Parking:	Garage; Underground
Rain Screen:		Locker:	Yes
Renovations:		Units in Dev:	147
# of Fireplaces:	0 - Fuel: None	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Electric	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s)	PAD Rental:	
Type of Roof:	Other	Fixtures Leased:	
Floor Finish:	Laminate	Fixtures Rmvd:	

View:	Yes : Mountain, City & Lafarge Lake
Mgmt. Company:	Colyvan Pacific - 604-683-8399
Complex / Subdiv:	Parc Laurent
Services Connected:	Electricity,Sanitary Sewer,Water
Legal:	SL 78, PLAN LMS806, SECTION 11, TOWNSHIP 39, 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
Amenities:	Club House,Elevator,Exercise Centre,In Suite Laundry
Site Influences:	Central Location,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed,Smoking Restrictions
Listing Broker(s):	RE/MAX Treeland Realty

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

Finished Floor (Main):	947 sqft	# Of Rooms:	5	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	4	Yes
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	947 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	947 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Whether you are looking for a great place to call home or an investment property, this 10th-floor corner unit is for you. With floor-to-ceiling windows sit back and enjoy the spectacular mountain and parkview. Kitchen has newer stainless appliances. No car, no problem, this home is within walking distance of Coquitlam Ctr, Skytrain, restaurants, Douglas College, and Lafarge Lake Park. Complex amenities include a gym, and meeting room. Pet restrictions, 2 cats or 2 dogs, dogs must not exceed 11" to shoulder or 20 lbs. Quick possession is possible.