

Depth/Size (ft):	Bedrooms:	3	Approx. Year Built:	1992
Frontage (ft):	Bathrooms:	3	Age:	32
Lot Area:	Full Baths:	2	Zoning:	/
Flood Plain:	Half Baths:	1	Gross Taxes:	\$3,136.41
Rear Yard Exp:	Maint. Fee:	492.90	For Tax Year:	2023
View:			P.I.D.:	017-830-982

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Other	Parking Access:	Rear
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	
Renovations:	Partly	Units in Dev:	56
# of Fireplaces:	1 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Forced Air	Property Disc:	Yes
Outdoor Area:	Fenced Yard	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Tile,Carpet	Fixtures Rmvd:	No

View:

Mgmt. Company: PROFILE PROPERTIES

Complex / Subdiv:

Services Connected: Electricity,Natural Gas,Sanitary Sewer,Water

Legal: STRATA LOT 24, PLAN LMS406, SECTION 15, 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 OR V, AS APPROPRIATE

Amenities: None

Site Influences: Central Location,Golf Course Nearby,Private Yard,Recreation Nearby,Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW

Bylaw Restrict: Pets Allowed w/Rest.,Rentals Allowed

Listing Broker(s): Sutton Group - 1st West Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'10 x 14'	Main	Eating Area	9'5 x 8'7
Main	Kitchen	8'11 x 13'			
Main	Dining Room	8'11 x 11'7			
Above	Primary Bedroom	14'8 x 18'			
Above	Bedroom	9'7 x 12'7			
Above	Bedroom	10'8 x 14'5			
Main	Family Room	11'9 x 11'6			

Finished Floor (Main):	898 sqft	# Of Rooms:	8	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	831 sqft	# Of Kitchens:	1	Above	4	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	3	Above	3	No
Finished Floor (Bsmt):	546 sqft	Crawl/Bsmt Height:		Main	2	No
Finished Floor (Total):	2,275 sqft	Basement:	Fully Finished			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	2,275 sqft	# Of Pets:	Cats: Yes, Dogs: Yes			

Well cared for townhome in one of the most desirable parts of Coquitlam - school catchment includes Bramblewood Elementary, Summit Middle, and Heritage Woods Secondary. Homes in this family-oriented complex rarely enter the market. Features include over 2200 sqft of living space, a huge fenced private backyard, and tons of storage space, all within a functional layout. This unit feels like a single family home. Fresh paint throughout entire home. Open House July 6&7, Sat & Sun 2-4pm.