

Depth/Size (ft):	Bedrooms:	3	Approx. Year Built:	1976
Frontage (ft):	Bathrooms:	2	Age:	48
Lot Area:	Full Baths:	2	Zoning:	STRATA
Flood Plain:	Half Baths:	0	Gross Taxes:	\$2,454.07
Rear Yard Exp:	Maint. Fee:	312.00	For Tax Year:	2023
View:			P.I.D.:	001-451-511

Style of Home:	2 Storey	Parking:	Total: 1
Construction:	Frame - Wood	Covered Parking:	
Exterior:	Stucco,Wood	Parking Access:	Front
Foundation:		Parking:	Other
Rain Screen:		Locker:	
Renovations:		Units in Dev:	16
# of Fireplaces:	0 - Fuel:	Distance to:	
Water Supply:	Community	Title to Land:	Freehold NonStrata
Fuel/Heating:	Electric	Property Disc:	Yes
Outdoor Area:	Patio(s)	PAD Rental:	
Type of Roof:	Asphalt,Other	Fixtures Leased:	
Floor Finish:		Fixtures Rmvd:	

View:

Mgmt. Company:

Complex / Subdiv: Kimmel Court

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

Legal: STRATA LOT 7 DISTRICT LOT 464 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW611 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1

Amenities: None

Site Influences: Central Location, Recreation Nearby, Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW

Bylaw Restrict: Pets Allowed

Listing Broker(s): Royal LePage Brent Roberts Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Dining Room	11'1 x 11'1	Above	Bedroom	10'9 x 11'10
Main	Living Room	9'8 x 14'0	Above	Bedroom	9'7 x 11'9
Main	Kitchen	8'1 x 10'8			
Main	Eating Area	10'8 x 6'3			
Above	Primary Bedroom	12'11 x 11'8			

Finished Floor (Main):	643 sqft	# Of Rooms:	7	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	701 sqft	# Of Kitchens:	1	Main	3	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Above	4	No
Finished Floor (Bsmt):	0 sqft	Suite:	None			
Finished Floor (Total):	1,344 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	None			
Grand Total:	1,344 sqft	Beds In Bsmt:	0 / 3			
		# Of Pets:				

Welcome to this charming 3-bedroom, 2-bathroom end-unit family townhouse located in the desirable Glenwood area of Port Coquitlam. This home features a spacious dining and living area, perfect for entertaining. The kitchen is well-sized, providing ample space for meal preparation. Step outside to your private backyard, an ideal spot for BBQs with family and friends. Ideally situated close to shopping centers, recreation facilities, parks, and transit. It also offers easy access to major routes and highways, making commuting a breeze. Enjoy the convenience and comfort of this fantastic location.