

Depth/Size (ft):		Bedrooms:	1	Approx. Year Built:	2024
Frontage (ft):		Bathrooms:	1	Age:	0
Lot Area:		Full Baths:	1	Zoning:	RES
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$0.00
Rear Yard Exp:	East	Maint. Fee:	290.23	For Tax Year:	2024
View:	Yes			P.I.D.:	032-261-951

Style of Home:	Inside Unit	Parking:	Total: 1 - Covered: 1
Construction:	Concrete	Covered Parking:	1
Exterior:	Concrete,Glass,Mixed	Parking Access:	Front
Foundation:		Parking:	Add. Parking Avail.,Garage; Underground
Rain Screen:		Locker:	Yes
Renovations:		Units in Dev:	- Total Units in Strata: 178
# of Fireplaces:		Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Electric	Property Disc:	Yes
Outdoor Area:	Balcony(s)	PAD Rental:	
Type of Roof:	Torch-On	Fixtures Leased:	No
Floor Finish:	Tile,Carpet	Fixtures Rmvd:	No

View:	Yes : City
Mgmt. Company:	First Service Residential
Complex / Subdiv:	Precidia
Services Connected:	Community
Legal:	STRATA LOT 21, DISTRICT LOT 7 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS9765 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V.
Amenities:	Air Cond./Central,Elevator,Exercise Centre,Guest Suite,In Suite Laundry,Playground,Recreation Center
Site Influences:	Central Location,Golf Course Nearby,Recreation Nearby,Shopping Nearby
Features:	Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Microwave,Smoke Alarm,Sprinkler - Fire
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	Sutton Group-West Coast Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	11'5 x 6'8			
Main	Kitchen	11'1 x 11'0			
Main	Primary Bedroom	11'10 x 10'1			
Main	Dining Room	10'11 x 7'5			
Main	Den	6'2 x 5'3			

Finished Floor (Main):	625 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			
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	625 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	625 sqft	# Of Pets:				

Built by Ledingham McAllister, Precidia, boutique high-rise, is centrally located in West Coquitlam, Lougheed Town Centre neighborhood. This East facing, bright 1 bed plus den unit offers additional upgrade on window/balcony door screen, expansive windows, a functional layout, cheater ensuite, 9' ceiling, full-size s/s appliance package with 30" gas cooktop and front loading washer/dryer. Comes with 1 parking and 1 storage locker. Amenities include a fully-equipped fitness center, fireside lounge, guest suite and a beautifully landscaped outdoor terrace with cabanas and dining area. Walking distance to Burquitlam Skytrain station, YMCA, restaurants and shops. Call to view.