

Depth/Size (ft):	Bedrooms:	1	Approx. Year Built:	1993
Frontage (ft):	Bathrooms:	1	Age:	31
Lot Area:	Full Baths:	1	Zoning:	RM6
Flood Plain:	Half Baths:	0	Gross Taxes:	\$1,639.04
Rear Yard Exp:	Maint. Fee:	416.80	For Tax Year:	2024
View:	No		P.I.D.:	018-302-106

Style of Home:	Penthouse,Upper Unit	Parking:	Total: 1 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Mixed,Stucco	Parking Access:	Side
Foundation:		Parking:	Garage Underbuilding,Visitor Parking
Rain Screen:		Locker:	Yes
Renovations:	Partly	Units in Dev:	
# of Fireplaces:	1 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Electric	Property Disc:	Yes
Outdoor Area:	Balcony(s)	PAD Rental:	
Type of Roof:	Other	Fixtures Leased:	No
Floor Finish:		Fixtures Rmvd:	No

View:	No
Mgmt. Company:	Strataco - 604-294-4141
Complex / Subdiv:	Jefferson
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer
Legal:	STRATA LOT 57, PLAN LMS888, DISTRICT LOT 386, 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:	Elevator,Exercise Centre,In Suite Laundry
Site Influences:	
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Fireplace Insert,Garage Door Opener
Bylaw Restrict:	Pets Allowed w/Rest.
Listing Broker(s):	Sutton Group - 1st West Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'10 x 11'11			
Main	Dining Room	9'1 x 8'7			
Main	Kitchen	8'11 x 8'9			
Main	Bedroom	15'10 x 11'2			
Main	Walk-In Closet	5' x 4'9			
Main	Foyer	5'10 x 4'10			

Finished Floor (Main):	776 sqft	# Of Rooms:	6	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):	776 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	776 sqft	# Of Pets:				

On the market after 31 years by the original owner! This 1 bdrm, 1 bath, 776 sf condo is located on the TOP FLOOR and has vaulted ceilings in the living room. Kitchen has updated countertops and backsplash, and stainless appliances. Living area has gas fireplace for a cozy feel. The living room is bright with South facing exposure and opens on to a good sized deck perfect for BBQ. Spacious bedroom and updated bathroom and in suite laundry. This unit comes with one CP parking and CP storage locker. On site amenities includes a gym. Perfectly situated close to Coquitlam Centre, Skytrain, Lafarge Lake, recreation, restaurants and much more! This is a great opportunity to live in Coquitlam Centre area, for FIRST TIME BUYER OR INVESTORS.