

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	2008
Frontage (ft):		Bathrooms:	2	Age:	16
Lot Area:		Full Baths:	2	Zoning:	RA2
Flood Plain:		Half Baths:	0	Gross Taxes:	\$2,087.49
Rear Yard Exp:		Maint. Fee:	468.61	For Tax Year:	2023
View:	No			P.I.D.:	027-623-505

Style of Home:	Corner Unit,Upper Unit	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Mixed,Vinyl	Parking Access:	Lane
Foundation:		Parking:	Garage Underbuilding
Rain Screen:		Locker:	No
Renovations:		Units in Dev:	79 - Total Units in Strata: 79
# of Fireplaces:	1 - Fuel: Electric	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:	Mixed	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	Profile Property Management - 604-464-7548
Complex / Subdiv:	South Verde
Services Connected:	Electricity,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 53, PLAN BCS3067, DISTRICT LOT 174, GROUP 1, 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 V
Amenities:	Bike Room,Elevator,Exercise Centre,In Suite Laundry
Site Influences:	Central Location,Lane Access,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Smoke Alarm
Bylaw Restrict:	Pets Allowed w/Rest.
Listing Broker(s):	Sutton Group - 1st West Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	9'7 x 9'4			
Main	Dining Room	11'6 x 8'1			
Main	Living Room	13'11 x 10'4			
Main	Primary Bedroom	13'8 x 12'3			
Main	Bedroom	13'5 x 11'2			
Main	Foyer	6'1 x 3'9			

Finished Floor (Main):	1,029 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	Main	3	No
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	1,029 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,029 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

PRIME Central Port Coquitlam LOCATION in South Verde! Beautiful, corner unit, 2 bdrm, 2 bath home situated on the QUIET side of the building. New vinyl plank flooring throughout with new baseboards gives this open floorplan a bright & updated feel. Kitchen features SS appliances, newer dishwasher, built in microwave, granite counters and breakfast bar. Living area has electric fireplace for a cozy feel which opens onto spacious deck. Ensuite features undermount sink with granite counter top, soaker tub & separate shower. Updates include new light fixtures, new blinds, Mysa Smart thermostats, newer washer/dryer. Located next to Gates Park, Poco trails, Coquitlam River, transit, schools, shopping and much more! Includes 2 CP side by side parking. This building features exercise & movie room.