## 335 1252 TOWN CENTRE BOULEVARD COQUITLAM

Canyon Springs, V3B 7R7

	)	-, -		
	Bedrooms:	1	Approx Vear Built:	1996
				28
		·	-	STRATA
			u u	\$1,380.54
				2023
Voc	Maint. ree.	344.50		2023 023-340-088
165			F.I.D	023-340-000
Corner Unit, End Unit		Parking:	Total: 1 - Covered: 1	
Frame - Wood		Covered Parking:	1	
Mixed, Vinyl		Parking Access:	Front	
		Parking:	Garage Underbuilding	g,Visitor Parking
		Locker:	Yes	
		Units in Dev:	135 - Total Units in St	rata: 135
1 - Fuel: Gas - Natural		Distance to:		
City/Municipal		Title to Land:	Freehold Strata	
		Property Disc:	Yes	
Balcony(s)		PAD Rental:		
		Fixtures Leased:	No	
•		Fixtures Rmvd:	No	
Yes : FOREST GREENB	ELT VIEWS			
ASSOCIA - 604-591-606	0			
THE KENNEDY	-			
	anitary Sewer.Storm Sewer.Water			
STRATA LOT 117, PLAN	LMS2298, DISTRICT LOT 386, GRO			
Elevator, Exercise Centre	In Suite Laundry,Storage			
Central Location, Cul-de-	Sac,Greenbelt,Private Setting,Recre	ation Nearby,Shopping Near	by	
ClthWsh/Dryr/Frdg/Stve/	DW,Drapes/Window Coverings,Gara	ige Door Opener		
Pets Allowed w/Rest.,Re	ntals Allowed			
RE/MAX All Points Realt	у			
Туре	Dimensions	Floor	Туре	Dimensions
Living Room	14' x 11'			
Kitchen	9' x 9'			
Dining Room	13' x 8'			
Primary Bedroom	13'6 x 10'6			
Walk-In Closet	5' x 4'			
675 sqft	# Of Rooms:	5	Bathroom Floor #	of Pieces Ensuite?
0 sqft		1	Main 4	Yes
-	# Of Kitchens:		1	
0 sqft	# Of Kitchens: # Of Levels:	1		
0 sqft 0 sqft	# Of Levels:	1		
		1 None		
0 sqft 675 sqft	# Of Levels: Crawl/Bsmt Height:			
0 sqft	# Of Levels: Crawl/Bsmt Height: Basement:			
	Frame - Wood Mixed,Vinyl 1 - Fuel: Gas - Natural City/Municipal Baseboard,Natural Gas Balcony(s) Asphalt,Torch-On Tile,Carpet Yes : FOREST GREENB ASSOCIA - 604-591-606 THE KENNEDY Electricity,Natural Gas,Sa STRATA LOT 117, PLAN THE COMMON PROPER Elevator,Exercise Centre Central Location,Cul-de- CithWsh/Dryr/Frdg/Stve/ Pets Allowed w/Rest.,Re RE/MAX All Points Realt <b>Type</b> Living Room Kitchen Dining Room Primary Bedroom Walk-In Closet	Corner Unit,End Unit     Frame - Wood     Mixed,Vinyl     1 - Fuel: Gas - Natural     City/Municipal     Baseboard,Natural Gas     Balcony(s)     Asphalt,Torch-On     Tile,Carpet     Yes : FOREST GREENBELT VIEWS     ASSOCIA - 604-591-6060     THE KENNEDY     Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water     STRATA LOT 117, PLAN LMS2298, DISTRICT LOT 386, GR0     THE COMMON PROPERTY IN PROPORTION TO THE UNIT     Elevator,Exercise Centre,In Suite Laundry,Storage     Central Location,Cul-de-Sac,Greenbelt,Private Setting,Recree     ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Gara     Pets Allowed w/Rest.,Rentals Allowed     RE/MAX All Points Realty     Type   Dimensions     Living Room   14' x 11'     Kitchen   9' x 9'     Dining Room   13'6 x 10'6     Walk-In Closet   5' x 4'     675 sqft   # Of Rooms:	Bedrooms: 1   Bathrooms: 1   Full Baths: 1   Haff Baths: 0   Maint. Fee: 344.96   Yes Orered Parking:   Corner Unit,End Unit Parking:   Frame - Wood Covered Parking:   Mixed,Vinyl Parking Access:   Parking: Locker:   Units in Dev: Distance to:   City/Municipal Title to Land:   Baseboard,Natural Gas Property Disc:   PAD Rental: Passect:   Asphalt,Torch-On Fixtures Leased:   Tile,Carpet Fixtures Leased:   Yes: Forest GREENBELT VIEWS   ASSOCIA - 604-591-6060 Fixtures Rmvd:   Yes: FOREST GREENBELT VIEWS   ASSOCIA - 604-591-6060 Fixtures Rmvd:   THE KENNEDY Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water   Straft LOT 117, PLAN LMS2298, DISTRICT LOT 386, GROUP 1, NEW WESTMINSTE   Distance Centre, In Suite Laundry,Storage   Central Location,Cul-de-Sac,Greenbelt,Private Setting,Recreation Nearby,Shopping Near   CthWsh/Dryr/FrdyStve/DW,Drapes/Window Coverings,Garage Door Opener   Pets Allowed w/Rest.,Bentals Allowed   RE/MAX All Points Realty   Type Dimensions   Living Room 13' x 8'	Bathrooms: 1 Age:   Full Baths: 1 Gross Taxes:   Yes Maint. Fee: 344.96   Corner Unit,End Unit Fee: Total: 1 - Covered: 1   Frame - Wood Covered Parking: 1   Mixed,Vinyl Parking: Corret Quered: 1   Mixed,Vinyl Parking: Garage Underbuilding   Locker: Yes   1 - Fuel: Gas - Natural Distance to:   City/Municipal Distance to:   Baseboard,Natural Gas Distance to:   Bakonyls Asphalt,Torch-On   Tie,Carpet No   Yes: FOREST GREENBELT VIEWS   ASSOCIA - 604-591-6060   THE KENNEDY   Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water   STRATA LOT 17, PLAN LMS2298, DISTRICT LOT 386, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOG   STRATA LOT 17, PLAN LMS2298, DISTRICT LOT 386, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOG   ChitWsh/Dryr/FridgStve/DW,Drapes/Window Coverings,Garage Door Opener   Pets Allowed w/Rest,Rentals Allowed   RE/MAX All Points Realty   Type Dimensions   Living Room 14' x 11'   Kitchen 9' x 9'   Dining Room 13' x 8'   Primary Bedroom 13' x 10'6   Walk-In Closet 5' x 4

Nestled in a highly sough-after neighborhood, this 1bedroom condo offers the perfect blend of comfort and convenience. Boasting a spacious bedroom, you'll have plenty of room to unwind and relax. The large windows flood the space with natural light, framing a serene view of lush green spaces, a rare find in urban living. The prime location is truly unbeatable. You're just steps away from the beautiful lake, where you can enjoy peaceful evening strolls. Commuting is a breeze with easy access to public transit, and you'll love being close to a variety of shopping options. Whether you're a first-time buyer, downsizing, or looking for an investment property, this condo is a must-see. Don't miss out on the chance to own a piece of this vibrant community with all the amenities.



The enclosed information while deemed to be correct, is not guaranteed. Information and measurements should not be relied upon without independent verification. PREC\* indicates 'Personal Real Estate Corporation'. This communication is not intended to solicit properties already listed for sale.