

Depth/Size (ft):	Bedrooms:	1	Approx. Year Built:	2016
Frontage (ft):	Bathrooms:	1	Age:	8
Lot Area:	Full Baths:	1	Zoning:	RA1
Flood Plain:	Half Baths:	0	Gross Taxes:	\$1,886.83
Rear Yard Exp View:	Maint. Fee:	376.30	For Tax Year:	2023
			P.I.D.:	029-844-657

Style of Home:	1 Storey	Parking:	Total: 1 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Mixed	Parking Access:	
Foundation:		Parking:	Garage Underbuilding
Rain Screen:		Locker:	
Renovations:		Units in Dev:	25 - Total Units in Strata: 25
# of Fireplaces:		Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard	Property Disc:	Yes
Outdoor Area:	Balcony(s)	PAD Rental:	
Type of Roof:	Tar & Gravel	Fixtures Leased:	No
Floor Finish:	Laminate,Tile	Fixtures Rmvd:	No

View:

Mgmt. Company: ASCENT PROPERTY MGMT - 604-431-1800

Complex / Subdiv: PRIMA

Services Connected: Electricity,Natural Gas,Water

Legal: STRATA LOT 6, PLAN EPS3320, DISTRICT LOT 289, 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,Garden,In Suite Laundry

Site Influences: Central Location,Shopping Nearby

Features: Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW

Bylaw Restrict: Pets Allowed w/Rest.,Rentals Allwd w/Restrctns,Smoking Restrictions

Listing Broker(s): Engel & Volkers Vancouver

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	6'9 x 6'6			
Main	Living Room	12' x 12'8			
Main	Dining Room	12' x 11'8			
Main	Kitchen	9'10 x 8'4			
Main	Den	10'8 x 10'7			
Main	Primary Bedroom	15'2 x 10'3			
Main	Walk-In Closet	3'8 x 7'3			

Finished Floor (Main):	876 sqft	# Of Rooms:	7	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	3	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	1			
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	876 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	876 sqft	# Of Pets:	1 - Cats: Yes, Dogs: Yes			

Immaculate 1Bed / 1Bath + Den at the West Coast Modern Prima Residence! Centrally located in Port Coquitlam, just a few minutes from great restaurants, shopping, transit, WC Express, Schools, Rec Centre, Gates Park, Traboulay Poco Trail and all of your everyday amenities. Easy commuter access to the Mary Hill Bypass, Lougheed Hwy and Hwy 1. This unit features a bright, open floorpan with 9ft ceilings, all stainless steel appliances, quartz counters, a fresh coat of paint, generous sized primary bedroom w/ ensuite & walk in closet. Building is pet friendly with minimal restrictions, comes with 1 parking and 1 storage locker. Secure Fob entry building with a well managed strata.