

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

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

<b>Finished Floor (Main):</b>	876 sqft	<b># Of Rooms:</b>	7	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	1	Main	3	Yes
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	1			
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Finished Floor (Total):</b>	876 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>				
<b>Grand Total:</b>	876 sqft	<b># Of Pets:</b>	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. Easy to show OPEN HOUSE SAT-SUN 2-4