

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	1984
Frontage (ft):		Bathrooms:	2	Age:	40
Lot Area:		Full Baths:	1	Zoning:	MF
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$1,440.28
Rear Yard Exp:		Maint. Fee:	532.11	For Tax Year:	2023
View:	No			P.I.D.:	000-681-610

Style of Home:	Inside Unit,Upper Unit	Parking:	Total: 1 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Wood	Parking Access:	
Foundation:		Parking:	Garage; Underground
Rain Screen:		Locker:	Yes
Renovations:		Units in Dev:	60 - Total Units in Strata: 60
# of Fireplaces:	1 - Fuel: Wood	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Electric	Property Disc:	No
Outdoor Area:	Balcony(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Carpet	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	QUAY PACIFIC - 604-371-2202
Complex / Subdiv:	DEERWOOD COURT
Services Connected:	Community,Electricity,Sanitary Sewer,Water
Legal:	STRATA LOT 41 SECTION 11 TOWNSHIP 39 NEW WESTMINSTER DISTRICTSTRATA PLAN NW2075
Amenities:	Elevator,In Suite Laundry,Pool; Outdoor,Storage,Wheelchair Access
Site Influences:	Central Location,Private Setting,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	RE/MAX Truepeak Realty, RE/MAX Truepeak Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16'0 x 11'0			
Main	Dining Room	10'0 x 8'0			
Main	Kitchen	9'0 x 8'0			
Main	Primary Bedroom	12'0 x 10'0			
Main	Bedroom	10'0 x 9'0			

Finished Floor (Main):	812 sqft	# Of Rooms:	5	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	2	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	4	No
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	812 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	812 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Deerwood Court is a charming, well-kept complex situated on a quiet street in Coquitlam. This unit features 2 bedrooms, 2 bathrooms and offers 812 sq. ft. of living space, featuring a cozy wood fireplace, a large fenced patio for entertaining, secured parking, and a large storage unit. Enjoy easy access to a bus stop, Coquitlam Center shopping, Lafarge Lake, Coquitlam Aquatic Center, Town Center Stadium, Coquitlam River trails, Evergreen Cultural Center, parks, schools including Douglas College, and the public library. Recent upgrades to the complex include a new roof, plumbing, and exterior paint. This is a fantastic place to call home!

