R2920532 Townhouse

117 1125 KENSAL PLACE COQUITLAM

New Horizons, V3B 0G3

Residential Attached \$1,199,000 (LP)

		New H				
Depth/Size (ft):		Bedrooms:	3	Approx. Year Buil	lt: 2010)
Frontage (ft):		Bathrooms:	3	Age:	14	, ,
Lot Area:		Full Baths:	2	Zoning:	RM-2	2
Flood Plain:		Half Baths:	1	Gross Taxes:		- 18.93
Rear Yard Exp:		Maint. Fee:	297.26	For Tax Year:	2022	
/iew:		mant. r cc.	201.20	P.I.D.:		- 601-971
icw.					020	001 071
Style of Home:	Inside Unit		Parking:	Total: 2 - Covered:	: 2	
Construction:	Frame - Wood		Covered Parking:	2		
Exterior:	Mixed		Parking Access:			
oundation:			Parking:	Garage; Double		
Rain Screen:			Locker:			
Renovations:			Units in Dev:			
of Fireplaces:	1 - Fuel: Electric		Distance to:			
Vater Supply:	City/Municipal		Title to Land:	Freehold Strata		
uel/Heating:	Electric		Property Disc:	Yes		
Dutdoor Area:	Balcny(s) Patio(s) Dck	<(s)	PAD Rental:			
Type of Roof:	Asphalt		Fixtures Leased:			
Floor Finish:			Fixtures Rmvd:			
/Igmt. Company: Complex / Subdiv:	Tribe Management - 6		later			
Igmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features:	Electricity,Natural Gas STRATA LOT 117, PL COMMON PROPERT Club House,Exercise	s,Sanitary Sewer,Storm Sewer,W AN BCS3828, SECTION 11, TO 'Y IN PROPORTION TO THE UI Centre,Pool; Outdoor,Swirlpool/I na Nearby,Recreation Nearby,SI	WNSHIP 39, NEW WESTMINS NIT ENTITLEMENT OF THE ST Hot Tub			AN INTEREST IN
Agmt. Company: Complex / Subdiv: Services Connected: egal: menities: Site Influences: Seatures: Bylaw Restric:	Electricity,Natural Gas STRATA LOT 117, PL COMMON PROPERT Club House,Exercise Central Location,Marin	s,Sanitary Sewer,Storm Sewer,W AN BCS3828, SECTION 11, TO 'Y IN PROPORTION TO THE UI Centre,Pool; Outdoor,Swirlpool/I na Nearby,Recreation Nearby,SI	WNSHIP 39, NEW WESTMINS NIT ENTITLEMENT OF THE ST Hot Tub			AN INTEREST IN
Agmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s):	Electricity,Natural Gas STRATA LOT 117, PL COMMON PROPERT Club House,Exercise Central Location,Marin Pets Allowed w/Rest., Axford Real Estate	s,Sanitary Sewer,Storm Sewer,W AN BCS3828, SECTION 11, TO 'Y IN PROPORTION TO THE UI Centre,Pool; Outdoor,Swirlpool/I na Nearby,Recreation Nearby,Sł ,Rentals Allowed	WNSHIP 39, NEW WESTMINS NIT ENTITLEMENT OF THE ST Hot Tub hopping Nearby	RATA LOT AS SHOWN O	N FORM V	
Agmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s):	Electricity,Natural Gas STRATA LOT 117, PL COMMON PROPERT Club House,Exercise Central Location,Marin Pets Allowed w/Rest., Axford Real Estate	s,Sanitary Sewer,Storm Sewer,W AN BCS3828, SECTION 11, TO 'Y IN PROPORTION TO THE UI Centre,Pool; Outdoor,Swirlpool/I na Nearby,Recreation Nearby,SI ,Rentals Allowed Dimensions	WNSHIP 39, NEW WESTMINS NIT ENTITLEMENT OF THE ST Hot Tub hopping Nearby Floor	TRATA LOT AS SHOWN O	N FORM V	sions
Agmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s):	Electricity,Natural Gas STRATA LOT 117, PL COMMON PROPERT Club House,Exercise Central Location,Marin Pets Allowed w/Rest., Axford Real Estate	s,Sanitary Sewer,Storm Sewer,W AN BCS3828, SECTION 11, TO 'Y IN PROPORTION TO THE UI Centre,Pool; Outdoor,Swirlpool/I na Nearby,Recreation Nearby,SI ,Rentals Allowed Dimensions 15'4 x 14'8	WNSHIP 39, NEW WESTMINS NIT ENTITLEMENT OF THE ST Hot Tub hopping Nearby	RATA LOT AS SHOWN O	N FORM V	sions
Agmt. Company: Complex / Subdiv: Services Connected: egal: menities: Site Influences: Seatures: Bylaw Restric: Listing Broker(s): loor lain lain	Electricity,Natural Gas STRATA LOT 117, PL COMMON PROPERT Club House,Exercise Central Location,Marin Pets Allowed w/Rest., Axford Real Estate Type Living Room Dining Room	s,Sanitary Sewer,Storm Sewer,W AN BCS3828, SECTION 11, TO 'Y IN PROPORTION TO THE Uf Centre,Pool; Outdoor,Swirlpool/I na Nearby,Recreation Nearby,Sf ,Rentals Allowed Dimensions 15'4 x 14'8 11'3 x 10'1	WNSHIP 39, NEW WESTMINS NIT ENTITLEMENT OF THE ST Hot Tub hopping Nearby Floor	TRATA LOT AS SHOWN O	N FORM V	sions
Agmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main	Electricity,Natural Gas STRATA LOT 117, PL COMMON PROPERT Club House,Exercise Central Location,Marin Pets Allowed w/Rest., Axford Real Estate Type Living Room Dining Room Kitchen	s,Sanitary Sewer,Storm Sewer,M AN BCS3828, SECTION 11, TO 'Y IN PROPORTION TO THE UI Centre,Pool; Outdoor,Swirlpool/I na Nearby,Recreation Nearby,Si ,Rentals Allowed Dimensions 15'4 x 14'8 11'3 x 10'1 7'3 x 14'1	WNSHIP 39, NEW WESTMINS NIT ENTITLEMENT OF THE ST Hot Tub hopping Nearby Floor	TRATA LOT AS SHOWN O	N FORM V	sions
Agmt. Company: Complex / Subdiv: Services Connected: egal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main	Electricity,Natural Gas STRATA LOT 117, PL COMMON PROPERT Club House,Exercise Central Location,Marin Pets Allowed w/Rest., Axford Real Estate Type Living Room Dining Room Kitchen Eating Area	s,Sanitary Sewer,Storm Sewer,M AN BCS3828, SECTION 11, TO 'Y IN PROPORTION TO THE UI Centre,Pool; Outdoor,Swirlpool/I na Nearby,Recreation Nearby,Si ,Rentals Allowed Dimensions 15'4 x 14'8 11'3 x 10'1 7'3 x 14'1 7'4 x 10'1	WNSHIP 39, NEW WESTMINS NIT ENTITLEMENT OF THE ST Hot Tub hopping Nearby Floor	TRATA LOT AS SHOWN O	N FORM V	sions
/iew: Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main	Electricity,Natural Gas STRATA LOT 117, PL COMMON PROPERT Club House,Exercise Central Location,Marin Pets Allowed w/Rest., Axford Real Estate Type Living Room Dining Room Kitchen Eating Area Bedroom	s,Sanitary Sewer,Storm Sewer,W AN BCS3828, SECTION 11, TO 'Y IN PROPORTION TO THE UI Centre,Pool; Outdoor,Swirlpool/I na Nearby,Recreation Nearby,Si ,Rentals Allowed Dimensions 15'4 x 14'8 11'3 x 10'1 7'3 x 14'1 7'4 x 10'1 8'7 x 10'9	WNSHIP 39, NEW WESTMINS NIT ENTITLEMENT OF THE ST Hot Tub hopping Nearby Floor	TRATA LOT AS SHOWN O	N FORM V	sions
Agmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Cloor Main Main Main Main Main Main	Electricity,Natural Gas STRATA LOT 117, PL COMMON PROPERT Club House,Exercise Central Location,Marin Pets Allowed w/Rest., Axford Real Estate Type Living Room Dining Room Kitchen Eating Area Bedroom Bedroom	s,Sanitary Sewer,Storm Sewer,W AN BCS3828, SECTION 11, TO 'Y IN PROPORTION TO THE UI Centre,Pool; Outdoor,Swirlpool/I na Nearby,Recreation Nearby,Sf ,Rentals Allowed Dimensions 15'4 x 14'8 11'3 x 10'1 7'3 x 14'1 7'4 x 10'1 8'7 x 10'9 10'9 x 8'1	WNSHIP 39, NEW WESTMINS NIT ENTITLEMENT OF THE ST Hot Tub hopping Nearby Floor	TRATA LOT AS SHOWN O	N FORM V	sions
Igmt. Company: complex / Subdiv: services Connected: egal: menities: site Influences: reatures: Bylaw Restric: isting Broker(s): loor lain lain lain lain bove bove	Electricity,Natural Gas STRATA LOT 117, PL COMMON PROPERT Club House,Exercise Central Location,Marin Pets Allowed w/Rest., Axford Real Estate Type Living Room Dining Room Kitchen Eating Area Bedroom	s,Sanitary Sewer,Storm Sewer,W AN BCS3828, SECTION 11, TO 'Y IN PROPORTION TO THE UI Centre,Pool; Outdoor,Swirlpool/I na Nearby,Recreation Nearby,Si ,Rentals Allowed Dimensions 15'4 x 14'8 11'3 x 10'1 7'3 x 14'1 7'4 x 10'1 8'7 x 10'9	WNSHIP 39, NEW WESTMINS NIT ENTITLEMENT OF THE ST Hot Tub hopping Nearby Floor	TRATA LOT AS SHOWN O	N FORM V	sions
Igmt. Company: complex / Subdiv: complex / Subdiv: cervices Connected: egal: menities: cervices:	Electricity,Natural Gas STRATA LOT 117, PL COMMON PROPERT Club House,Exercise Central Location,Marin Pets Allowed w/Rest., Axford Real Estate Type Living Room Dining Room Kitchen Eating Area Bedroom Bedroom	s,Sanitary Sewer,Storm Sewer,W AN BCS3828, SECTION 11, TO 'Y IN PROPORTION TO THE UI Centre,Pool; Outdoor,Swirlpool/I na Nearby,Recreation Nearby,Sf ,Rentals Allowed Dimensions 15'4 x 14'8 11'3 x 10'1 7'3 x 14'1 7'4 x 10'1 8'7 x 10'9 10'9 x 8'1	WNSHIP 39, NEW WESTMINS NIT ENTITLEMENT OF THE ST Hot Tub hopping Nearby Floor	TRATA LOT AS SHOWN O	N FORM V	sions
Agmt. Company: complex / Subdiv: services Connected: egal: menities: site Influences: reatures: Bylaw Restric: isting Broker(s): loor lain lain lain lain bove bove bove	Electricity,Natural Gas STRATA LOT 117, PL COMMON PROPERT Club House,Exercise Central Location,Marin Pets Allowed w/Rest., Axford Real Estate Type Living Room Dining Room Dining Room Kitchen Eating Area Bedroom Bedroom Primary Bedroom	s,Sanitary Sewer,Storm Sewer,W AN BCS3828, SECTION 11, TO 'Y IN PROPORTION TO THE UI Centre,Pool; Outdoor,Swirlpool/I na Nearby,Recreation Nearby,SI ,Rentals Allowed Dimensions 15'4 × 14'8 11'3 × 10'1 7'3 × 14'1 7'4 × 10'1 8'7 × 10'9 10'9 × 8'1 11'3 × 12'5	WNSHIP 39, NEW WESTMINS NIT ENTITLEMENT OF THE ST Hot Tub hopping Nearby Floor Below	TRATA LOT AS SHOWN O	N FORM V Dimen 4'0 x 5'	sions '10
Agmt. Company: Complex / Subdiv: Services Connected: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Toor Iain Iain Iain Iain Iain Iain Iain Iain	Electricity,Natural Gas STRATA LOT 117, PL COMMON PROPERT Club House,Exercise Central Location,Marin Pets Allowed w/Rest., Axford Real Estate Type Living Room Dining Room Dining Room Kitchen Eating Area Bedroom Bedroom Primary Bedroom	s,Sanitary Sewer,Storm Sewer,W AN BCS3828, SECTION 11, TO 'Y IN PROPORTION TO THE UI Centre,Pool; Outdoor,Swirlpool/I na Nearby,Recreation Nearby,Si ,Rentals Allowed Dimensions 15'4 x 14'8 11'3 x 10'1 7'3 x 14'1 7'4 x 10'1 8'7 x 10'9 10'9 x 8'1 11'3 x 12'5 # Of Rooms:	WNSHIP 39, NEW WESTMINS NIT ENTITLEMENT OF THE ST Hot Tub hopping Nearby Floor Below 8	TATA LOT AS SHOWN O	N FORM V Dimen 4'0 x 5' # of Pieces	sions '10 Ensuite?
Agmt. Company: Complex / Subdiv: Services Connected: Amenities: Site Influences: Features: Bylaw Restric: Astring Broker(s): Coor Main Main Main Main Main Main Main Main	Electricity,Natural Gas STRATA LOT 117, PL COMMON PROPERT Club House,Exercise Central Location,Marin Pets Allowed w/Rest., Axford Real Estate Type Living Room Dining Room Kitchen Eating Area Bedroom Bedroom Primary Bedroom	s,Sanitary Sewer,Storm Sewer,W AN BCS3828, SECTION 11, TO 'Y IN PROPORTION TO THE UI Centre,Pool; Outdoor,Swirlpool/I na Nearby,Recreation Nearby,Si ,Rentals Allowed Dimensions 15'4 x 14'8 11'3 x 10'1 7'3 x 14'1 7'4 x 10'1 8'7 x 10'9 10'9 x 8'1 11'3 x 12'5 # Of Rooms: # Of Kitchens:	WNSHIP 39, NEW WESTMINS NIT ENTITLEMENT OF THE ST Hot Tub hopping Nearby Floor Below 8 1	TATA LOT AS SHOWN O	N FORM V Dimen 4'0 x 5' # of Pieces 2	sions 10 Ensuite? No
Agmt. Company: Complex / Subdiv: Services Connected: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Ioor Iain Iain Iain Iain Iain Iain Iain Iain	Electricity,Natural Gas STRATA LOT 117, PL COMMON PROPERT Club House,Exercise Central Location,Marin Pets Allowed w/Rest., Axford Real Estate Type Living Room Dining Room Kitchen Eating Area Bedroom Bedroom Primary Bedroom 675 sqft 677 sqft 60 sqft	s,Sanitary Sewer,Storm Sewer,W AN BCS3828, SECTION 11, TO 'Y IN PROPORTION TO THE UI Centre,Pool; Outdoor,Swirlpool/I na Nearby,Recreation Nearby,Si ,Rentals Allowed Dimensions 15'4 x 14'8 11'3 x 10'1 7'3 x 14'1 7'4 x 10'1 8'7 x 10'9 10'9 x 8'1 11'3 x 12'5 # Of Rooms: # Of Kitchens: # Of Levels:	WNSHIP 39, NEW WESTMINS NIT ENTITLEMENT OF THE ST Hot Tub hopping Nearby Floor Below 8 1	Type Foyer Bathroom Floor Main Above	N FORM V Dimen 4'0 x 5' # of Pieces 2 4	sions 10 Ensuite? No No
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main	Electricity,Natural Gas STRATA LOT 117, PL COMMON PROPERT Club House,Exercise Central Location,Marin Pets Allowed w/Rest., Axford Real Estate Type Living Room Dining Room Dining Room Kitchen Eating Area Bedroom Bedroom Primary Bedroom 675 sqft 677 sqft 60 sqft 0 sqft	s,Sanitary Sewer,Storm Sewer,W AN BCS3828, SECTION 11, TO 'Y IN PROPORTION TO THE UI Centre,Pool; Outdoor,Swirlpool/I na Nearby,Recreation Nearby,Sf ,Rentals Allowed Dimensions 15'4 x 14'8 11'3 x 10'1 7'3 x 14'1 7'4 x 10'1 8'7 x 10'9 10'9 x 8'1 11'3 x 12'5 # Of Rooms: # Of Kitchens: # Of Levels: Crawl/Bsmt Height:	WNSHIP 39, NEW WESTMINS NIT ENTITLEMENT OF THE ST Hot Tub hopping Nearby Floor Below 8 1 3 None	Type Foyer Bathroom Floor Main Above	N FORM V Dimen 4'0 x 5' # of Pieces 2 4	sions 10 Ensuite? No No

Kensal Walk by Polygon! This move-in ready, 3 bedroom, 2.5 bathroom, 1400+ sqfto townhouse is in fantastic condition and is perfectly situated just a short stroll from top schools, delicious restaurants, lush parks, scenic trails, and all the shopping you need at Coquitlam Centre. Plus, you'll be just a 10-minute walk from the Evergreen SkyTrain Station! Living here means access to your very own 15,000 square foot Nakoma Clubhouse, exclusive to residents. The townhouse itself boasts bright, open layouts with a convenient main floor powder room, a tandem double car garage, and a gournet kitchen featuring custom wood cabinetry, sleek stainless steel appliances, and granite countertops.

Produced and printed by Cotala Cross-Media Inc.

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.