

<b>Depth/Size (ft):</b>	<b>Bedrooms:</b>	3	<b>Approx. Year Built:</b>	2010
<b>Frontage (ft):</b>	<b>Bathrooms:</b>	3	<b>Age:</b>	14
<b>Lot Area:</b>	<b>Full Baths:</b>	2	<b>Zoning:</b>	RM-2
<b>Flood Plain:</b>	<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$3,018.93
<b>Rear Yard Exp:</b>	<b>Maint. Fee:</b>	297.26	<b>For Tax Year:</b>	2022
<b>View:</b>			<b>P.I.D.:</b>	028-601-971

<b>Style of Home:</b>	Inside Unit	<b>Parking:</b>	Total: 2 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Mixed	<b>Parking Access:</b>	
<b>Foundation:</b>		<b>Parking:</b>	Garage; Double
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	1 - Fuel: Electric	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Electric	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcny(s) Patio(s) Dck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	
<b>Floor Finish:</b>		<b>Fixtures Rmvd:</b>	

**View:**

**Mgmt. Company:** Tribe Management - 604-343-2601

**Complex / Subdiv:**

**Services Connected:** Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water

**Legal:** STRATA LOT 117, PLAN BCS3828, SECTION 11, TOWNSHIP 39, 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:** Club House,Exercise Centre,Pool; Outdoor,Swirlpool/Hot Tub

**Site Influences:** Central Location,Marina Nearby,Recreation Nearby,Shopping Nearby

**Features:**

**Bylaw Restrict:** Pets Allowed w/Rest.,Rentals Allowed

**Listing Broker(s):** Axford Real Estate

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'4 x 14'8	Below	Foyer	4'0 x 5'10
Main	Dining Room	11'3 x 10'1			
Main	Kitchen	7'3 x 14'1			
Main	Eating Area	7'4 x 10'1			
Above	Bedroom	8'7 x 10'9			
Above	Bedroom	10'9 x 8'1			
Above	Primary Bedroom	11'3 x 12'5			

<b>Finished Floor (Main):</b>	675 sqft	<b># Of Rooms:</b>	8	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	677 sqft	<b># Of Kitchens:</b>	1	Main	2	No
<b>Finished Floor (Below):</b>	60 sqft	<b># Of Levels:</b>	3	Above	4	No
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Crawl/Bsmt Height:</b>		Above	5	Yes
<b>Finished Floor (Total):</b>	1,412 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>				
<b>Grand Total:</b>	1,412 sqft	<b># Of Pets:</b>				

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 gourmet kitchen featuring custom wood cabinetry, sleek stainless steel appliances, and granite countertops.