

Depth/Size (ft):	Bedrooms:	2	Approx. Year Built:	1994
Frontage (ft):	Bathrooms:	2	Age:	30
Lot Area:	Full Baths:	2	Zoning:	RM-2
Flood Plain:	Half Baths:	0	Gross Taxes:	\$1,520.88
Rear Yard Exp:	Maint. Fee:	459.04	For Tax Year:	2022
View:			P.I.D.:	018-598-960

Style of Home:	Inside Unit	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Mixed,Stucco	Parking Access:	
Foundation:		Parking:	Garage; Underground
Rain Screen:	Partial	Locker:	Yes
Renovations:		Units in Dev:	45 - Total Units in Strata: 45
# of Fireplaces:	1 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Electric	Property Disc:	Yes
Outdoor Area:	Balcony(s)	PAD Rental:	
Type of Roof:	Asphalt,Torch-On	Fixtures Leased:	
Floor Finish:		Fixtures Rmvd:	

View:

Mgmt. Company: PROFILE PROPERTIES LTD - 604-464-7548

Complex / Subdiv: LA BRITTANY

Services Connected: Electricity,Sanitary Sewer,Storm Sewer,Water

Legal: STRATA LOT 12, PLAN LMS1215, DISTRICT LOT 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 1 OR V, AS APPROPRIATE

Amenities: Elevator,In Suite Laundry,Storage,Wheelchair Access

Site Influences: Central Location,Golf Course Nearby,Recreation Nearby,Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW

Bylaw Restrict: Pets Allowed w/Rest.

Listing Broker(s): Axford Real Estate

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	4'0 x 6'5			
Main	Kitchen	10'0 x 9'1			
Main	Walk-In Closet	7'2 x 4'0			
Main	Primary Bedroom	11'1 x 13'3			
Main	Living Room	12'2 x 11'5			
Main	Dining Room	12'2 x 8'8			
Main	Bedroom	9'3 x 10'6			

Finished Floor (Main):	896 sqft	# Of Rooms:	7	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	3	No
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	896 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	896 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Prime West Coquitlam location, 900sqft, 2 BED, 2 BATH, 2 PARKING & STORAGE! This private and updated unit is in a fantastic location with easy access to #1 HWY, shopping, restaurants and more! Updates include, paint, appliances, lighting, bathrooms, countertops, and more. Fantastic layout with space for a dining room table AND stools at the breakfast bar which is perfect for entertaining! Warm up to the cozy gas fireplace with updated fire surround. Private covered balcony is great for an evening beverage or morning coffee.