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|-------------------------|----|--------------------|--------|----------------------------|-------------|
| Depth/Size (ft): | | Bedrooms: | 2 | Approx. Year Built: | 2020 |
| Frontage (ft): | | Bathrooms: | 2 | Age: | 4 |
| Lot Area: | | Full Baths: | 2 | Zoning: | RM-3 |
| Flood Plain: | No | Half Baths: | 0 | Gross Taxes: | \$2,460.00 |
| Rear Yard Exp: | | Maint. Fee: | 448.24 | For Tax Year: | 2024 |
| View: | No | | | P.I.D.: | 031-094-074 |

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

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|----------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| View: | No |
| Mgmt. Company: | |
| Complex / Subdiv: | |
| Services Connected: | Electricity |
| Legal: | STRATA LOT 12, PLAN EPS6584, DISTRICT LOT 9, 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: | Elevator,In Suite Laundry,Storage |
| Site Influences: | |
| Features: | ClthWsh/Dryr/Frdg/Stve/DW |
| Bylaw Restrict: | Pets Allowed w/Rest.,Rentals Allowed |
| Listing Broker(s): | Rennie & Associates Realty Ltd., Rennie & Associates Realty Ltd. |

| Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|-----------------|--------------|-------|------|------------|
| Main | Living Room | 11'11 x 13'6 | | | |
| Main | Dining Room | 9'10 x 11'6 | | | |
| Main | Kitchen | 11'6 x 13'11 | | | |
| Main | Primary Bedroom | 12'2 x 10'7 | | | |
| Main | Bedroom | 9'1 x 10'0 | | | |
| Main | Den | 3'1 x 6'5 | | | |

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|--------------------------------|----------|---------------------------|--------------------------|-----------------------|--------------------|-----------------|
| Finished Floor (Main): | 920 sqft | # Of Rooms: | 6 | Bathroom Floor | # of Pieces | Ensuite? |
| Finished Floor (Above): | 0 sqft | # Of Kitchens: | 1 | Main | 4 | No |
| Finished Floor (Below): | 0 sqft | # Of Levels: | 1 | Main | 3 | Yes |
| Finished Floor (Bsmt): | 0 sqft | Suite: | None | | | |
| Finished Floor (Total): | 920 sqft | Crawl/Bsmt Height: | | | | |
| Unfinished Floor: | 0 sqft | Basement: | None | | | |
| Grand Total: | 920 sqft | Beds In Bsmt: | 0 / 2 | | | |
| | | # Of Pets: | 2 - Cats: Yes, Dogs: Yes | | | |

Welcome to Regan West built by Marcon. This stylish 2bed/2bath plus Den 920sq foot Ground Level home in the heart of Coquitlam West neighborhood is the perfect home. Features laminate flooring throughout, California closets, gourmet stylish kitchen with S/S appliances, quartz counters with plenty of prep & cabinets for storage. Appreciate the private and opposite side bedrooms plus a functional den ideal for a home office! The primary bedroom features a walk through closet & master ensuite with double vanity and large walk-in shower. Large patio area, fully covered and facing greenery. Located steps to Burquitlam Station, shopping, parks, entertainment and new community amenities. Building amenities include rooftop deck and bike room. Includes 1 EV parking & 1 storage.