

Depth/Size (ft):	Bedrooms: 2	Approx. Year Built: 1984
Frontage (ft):	Bathrooms: 1	Age: 40
Lot Area:	Full Baths: 1	Zoning: RM-2
Flood Plain:	Half Baths: 0	Gross Taxes: \$1,220.31
Rear Yard Exp:	Maint. Fee: 456.53	For Tax Year: 2023
View:		P.I.D.: 000-832-057

Style of Home: Corner Unit,Penthouse	Parking: Total: 2 - Covered: 2
Construction: Frame - Wood	Covered Parking: 2
Exterior: Brick,Vinyl	Parking Access:
Foundation:	Parking: Garage Underbuilding
Rain Screen:	Locker: Yes
Renovations:	Units in Dev: - Total Units in Strata: 42
# of Fireplaces: 1 - Fuel: Wood	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: Tar & Gravel	Fixtures Leased:
Floor Finish:	Fixtures Rmvd:

View:

Mgmt. Company: PROFILE PROPERTIES LTD.

Complex / Subdiv: NORFOLK MANOR

Services Connected: Electricity,Water

Legal: STRATA LOT 39, PLAN NWS2178, DISTRICT LOT 5 & 7, 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,Shared Laundry,Storage,Wheelchair Access

Site Influences:

Features:

Bylaw Restrict: Pets Not Allowed,Rentals Allwd w/Restrctns

Listing Broker(s): eXp Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'0 x 10'11			
Main	Dining Room	9'0 x 8'0			
Main	Kitchen	8'5 x 8'0			
Main	Primary Bedroom	13'0 x 11'0			
Main	Bedroom	11'6 x 11'0			

Finished Floor (Main): 829 sqft	# Of Rooms: 5	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above): 0 sqft	# Of Kitchens: 1	Main	4	No
Finished Floor (Below): 0 sqft	# Of Levels: 1			
Finished Floor (Bsmt): 0 sqft	Crawl/Bsmt Height:			
Finished Floor (Total): 829 sqft	Basement: None			
Unfinished Floor: 0 sqft	# or % of Rentals Allowed:			
Grand Total: 829 sqft	# Of Pets:			

LOWEST PRICED 2 BED IN WEST COQUITLAM - AMAZING VALUE WITH REDEVELOPMENT POTENTIAL - TOP FLOOR - PERFECT for 1st Time Home Buyers and Investors - This Beautiful Home has been Updated with Laminate Flooring, Fresh Paint Throughout, and New Modern Kitchen Cabinets - Move-in Ready with No Work Required! Large Double Pane Windows Ensure a Quiet Space while Flooding the Home with Natural Light. Sits within just a short walk to Lougheed Mall, Lougheed Skytrain, Burquitlam Skytrain, and with a Bus Stop right outside. Walmart, Save-On-Foods, GoodLife Fitness, Restaurants - EVERYTHING IS WALKING DISTANCE. Wheelchair Accessible. No Pets. 2 PARKING SPOTS. 1 Locker.