

Depth/Size (ft):	Bedrooms:	2	Approx. Year Built:	2006
Frontage (ft):	Bathrooms:	2	Age:	18
Lot Area:	Full Baths:	2	Zoning:	RM-6
Flood Plain:	Half Baths:	0	Gross Taxes:	\$1,928.37
Rear Yard Exp View:	Maint. Fee:	471.51	For Tax Year:	2022
			P.I.D.:	026-717-638

Style of Home:	Ground Level Unit	Parking:	Total: 1 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Mixed	Parking Access:	Front
Foundation:		Parking:	Garage; Underground,Visitor Parking
Rain Screen:		Locker:	Yes
Renovations:		Units in Dev:	226 - Total Units in Strata: 226
# of Fireplaces:	1 - Fuel: Electric	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Electric	Property Disc:	Yes
Outdoor Area:	Patio(s),Sundeck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate	Fixtures Rmvd:	No

View:

Mgmt. Company: STRATACO - 604-294-4141

Complex / Subdiv: SUMMERLIN

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

Legal: STRATA LOT 125, PLAN BCS542, SECTION 14, 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: Bike Room,Club House,Exercise Centre,In Suite Laundry,Pool; Outdoor,Recreation Center,Swirlpool/Hot Tub

Site Influences: Central Location,Cul-de-Sac,Recreation Nearby,Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings

Bylaw Restrict: Pets Allowed w/Rest.,Rentals Allwd w/Restrctns

Listing Broker(s): RE/MAX All Points Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'4 x 12'0			
Main	Dining Room	12'0 x 8'5			
Main	Kitchen	9'1 x 8'2			
Main	Primary Bedroom	17'1 x 10'2			
Main	Bedroom	8'7 x 8'5			
Main	Walk-In Closet	6'2 x 4'4			
Main	Patio	27'11 x 11'10			

Finished Floor (Main):	876 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 (Bsmnt):	0 sqft	Crawl/Bsmnt Height:				
Finished Floor (Total):	876 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	876 sqft	# Of Pets:				

This is it! Expand your living space with a MASSIVE 324 SQ FT ABOVE GROUND PRIVATE PATIO OASIS!!! SUPER QUIET with tranquil views! Gorgeous 2 bedroom and 2 bathroom offers open floor plan with functional layout. Updates include paint, lighting, kitchen's silestone quartz countertop, stainless steel appliances, & laminate flooring throughout. The primary bedroom features a nook perfect for an office space and a spacious walk in closet. Packed with luxurious resort like amenities, the clubhouse has everything including an outdoor pool, hot tub & fitness studio. 1 parking spot + 1 locker. Pets allowed. Walking distance to the Sky Train Station, Coquitlam Town Centre, Aquatic Centre, Pinetree Secondary, Douglas College, Lafarge Lake and more! Open House Sat & Sun September 28 & 29-2 to 4 pm.