

Depth/Size (ft):	Bedrooms:	2	Approx. Year Built:	2006
Frontage (ft):	Bathrooms:	2	Age:	18
Lot Area:	Full Baths:	2	Zoning:	MF
Flood Plain:	Half Baths:	0	Gross Taxes:	\$2,013.69
Rear Yard Exp:	Maint. Fee:	483.36	For Tax Year:	2023
View:			P.I.D.:	026-624-702

Style of Home:	1 Storey	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Brick,Other,Vinyl	Parking Access:	Lane,Rear
Foundation:		Parking:	Add. Parking Avail.,Garage; Underground
Rain Screen:		Locker:	Yes
Renovations:		Units in Dev:	59 - Total Units in Strata: 59
# of Fireplaces:	1 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard	Property Disc:	Yes
Outdoor Area:	Balcony(s)	PAD Rental:	
Type of Roof:	Metal,Tar & Gravel	Fixtures Leased:	No
Floor Finish:	Laminate,Other,Tile	Fixtures Rmvd:	

View:

Mgmt. Company: Profile Properties - 604-464-7548

Complex / Subdiv: Shaughnessy East

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

Legal: STRATA LOT 29, PLAN BCS1780, DISTRICT LOT 289, 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 1 OR V, AS APPROPRIATE

Amenities: Bike Room,Elevator,Exercise Centre,Guest Suite,In Suite Laundry,Recreation Center,Storage

Site Influences: Central Location,Recreation Nearby,Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW,Disposal - Waste,Drapes/Window Coverings,Garage Door Opener,Microwave,Security - Roughed In

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

Listing Broker(s): Sutton Group - 1st West Realty, Sutton Group - 1st West Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'7 x 12'10			
Main	Dining Room	11'7 x 7'8			
Main	Kitchen	9'3 x 7'8			
Main	Primary Bedroom	11'5 x 13'3			
Main	Bedroom	9'7 x 13'2			

Finished Floor (Main):	975 sqft	# Of Rooms:	5	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	3	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	3	No
Finished Floor (Bsm):	0 sqft	Crawl/Bsm Height:				
Finished Floor (Total):	975 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	975 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Welcome to this spacious 2 bed, 2 bath condo in the heart of Downtown Port Coquitlam. Two side-by-side parking spots and an extra large storage locker. The gas fireplace is included in your maintenance fee, keeping your heating bill low. Updated laminated flooring throughout the condo. New washer and dryer. This building offers a guest suite, amenity room, gym, bike room, and a car wash. Within a 10 minute walk, you can access all levels of school, the new community centre, grocery stores, parks, trails, and restaurants. 5 minute walk to West coast express! This home is ideal for commuters, growing families, and those seeking a vibrant, convenient lifestyle. **Open House: Sat, Oct 5, 2-4pm & Sun, Oct 6, 2-4pm