

<b>Depth/Size (ft):</b>	<b>Bedrooms:</b> 2	<b>Approx. Year Built:</b> 2023
<b>Frontage (ft):</b>	<b>Bathrooms:</b> 2	<b>Age:</b> 1
<b>Lot Area:</b>	<b>Full Baths:</b> 2	<b>Zoning:</b> MULTI
<b>Flood Plain:</b>	<b>Half Baths:</b> 0	<b>Gross Taxes:</b> \$0.00
<b>Rear Yard Exp:</b>	<b>Maint. Fee:</b> 418.80	<b>For Tax Year:</b> 2023
<b>View:</b>		<b>P.I.D.:</b> 031-760-333

<b>Style of Home:</b> Corner Unit,Inside Unit	<b>Parking:</b> Total: 1 - Covered: 1
<b>Construction:</b> Log	<b>Covered Parking:</b> 1
<b>Exterior:</b> Mixed	<b>Parking Access:</b>
<b>Foundation:</b>	<b>Parking:</b> Garage; Underground
<b>Rain Screen:</b>	<b>Locker:</b> Yes
<b>Renovations:</b>	<b>Units in Dev:</b> 398
<b># of Fireplaces:</b> 0 - Fuel:	<b>Distance to:</b>
<b>Water Supply:</b> City/Municipal	<b>Title to Land:</b> Freehold Strata
<b>Fuel/Heating:</b> Baseboard,Electric	<b>Property Disc:</b> Yes
<b>Outdoor Area:</b> Balcony(s)	<b>PAD Rental:</b>
<b>Type of Roof:</b> Other	<b>Fixtures Leased:</b> No
<b>Floor Finish:</b>	<b>Fixtures Rmvd:</b> No

**View:**

**Mgmt. Company:** First Service Residential - 855-683-8900

**Complex / Subdiv:** The Oaks

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

**Legal:** STRATA LOT 200 DISTRICT LOT 106 GROUP 1 NEW WESTMINSTER DISTRICTSTRATA PLAN EPS5626TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNITENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

**Amenities:** Bike Room,Club House,Elevator,Garden,Playground,Wheelchair Access

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

**Features:** Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW

**Bylaw Restrict:** Pets Allowed w/Rest.

**Listing Broker(s):** eXp Realty of Canada, Inc.

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

<b>Finished Floor (Main):</b> 816 sqft	<b># Of Rooms:</b> 7	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b> 0 sqft	<b># Of Kitchens:</b> 1	Main	4	Yes
<b>Finished Floor (Below):</b> 0 sqft	<b># Of Levels:</b> 1	Main	3	Yes
<b>Finished Floor (Bsmt):</b> 0 sqft	<b>Crawl/Bsmt Height:</b>			
<b>Finished Floor (Total):</b> 816 sqft	<b>Basement:</b> None			
<b>Unfinished Floor:</b> 0 sqft	<b># or % of Rentals Allowed:</b>			
<b>Grand Total:</b> 816 sqft	<b># Of Pets:</b> 2 - Cats: Yes, Dogs: Yes			

Like-new 2 bedroom, 2 bathroom inside corner unit at THE OAKS. This thoughtfully designed layout features two separated bedrooms, each with an en-suite bathroom! The functional open floorplans expands onto your spacious 117 sqft patio facing the quiet courtyard. Notable features include Air Conditioning, Laminate flooring throughout, a stainless appliance package including gas range, & over-height ceilings. The Oaks offers the ultimate lifestyle: 28,000 sqft of amenities including an entertainment lounge, games room, theatre, workspaces, fitness centre with a spin studio, & a courtyard with BBQ area! Situated in West Coquitlam, you will be close to Burquitlam SkyTrain, Lougheed Town Centre, SFU, & recreation in Port Moody. 1 parking & 1 locker included.