

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	1993
Frontage (ft):		Bathrooms:	2	Age:	31
Lot Area:		Full Baths:	2	Zoning:	MF
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$2,519.38
Rear Yard Exp:		Maint. Fee:	542.10	For Tax Year:	2024
View:	No			P.I.D.:	018-028-055

Style of Home:	Corner Unit,Rancher/Bungalow	Parking:	Total: 1 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Stucco	Parking Access:	
Foundation:		Parking:	Garage Underbuilding,Visitor Parking
Rain Screen:		Locker:	Yes
Renovations:	Partly	Units in Dev:	
# of Fireplaces:	1 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Electric	Property Disc:	Yes
Outdoor Area:	Balcony(s)	PAD Rental:	
Type of Roof:	Torch-On	Fixtures Leased:	No
Floor Finish:	Laminate,Mixed	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	Dwell - 604-821-2999
Complex / Subdiv:	Coventry Gate
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 26, PLAN LMS677, DISTRICT LOT 36, GROUP 2, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY
Amenities:	In Suite Laundry,Storage,Tennis Court(s)
Site Influences:	Central Location,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 Treeland Realty, RE/MAX Treeland Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	3'10 x 3'9			
Main	Kitchen	8'1 x 7'8			
Main	Dining Room	12'4 x 13'8			
Main	Living Room	13'1 x 17'2			
Main	Bedroom	12'2 x 9'3			
Main	Primary Bedroom	11'7 x 12'8			

Finished Floor (Main):	1,000 sqft	# Of Rooms:	6	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	3	No
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	4	Yes
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	1,000 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	1,000 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Make Coventry Gate your home with this bright and spacious 2 bed 2 bath Top Floor Corner unit. Lots of windows for natural light and a great layout with great sized living room, and dining area off the kitchen. Centrally located close to shopping, recreation, and future skytrain. The large living room has a gas fireplace for those cozy winter nights, and the primary bedroom boasts access to the large private deck as well as a 4 piece ensuite and walk through closet. This home is in great condition, has lots of natural light, modern paint, vaulted ceiling in the living room, and private balcony all in a well run strata. This is a fantastic home. Call for your private viewing today!