

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	2	<b>Approx. Year Built:</b>	2007
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	2	<b>Age:</b>	17
<b>Lot Area:</b>		<b>Full Baths:</b>	2	<b>Zoning:</b>	C-4
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$2,073.13
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	371.17	<b>For Tax Year:</b>	2023
<b>View:</b>	Yes			<b>P.I.D.:</b>	027-422-658

<b>Style of Home:</b>	1 Storey,Corner Unit	<b>Parking:</b>	Total: 2 - Covered: 2
<b>Construction:</b>	Concrete Frame	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Mixed	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Garage; Double
<b>Rain Screen:</b>	Full	<b>Locker:</b>	No
<b>Renovations:</b>	Completely	<b>Units in Dev:</b>	282 - Total Units in Strata: 282
<b># of Fireplaces:</b>		<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Electric	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcony(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Torch-On	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Other,Tile	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	Yes : MOUNTAIN, FRASER RIVER, & CITY
<b>Mgmt. Company:</b>	QUAY PACIFIC - 604-521-0876
<b>Complex / Subdiv:</b>	THE OBELISK
<b>Services Connected:</b>	Electricity,Sanitary Sewer,Storm Sewer,Water
<b>Legal:</b>	STRATA LOT 216, PLAN BCS2784, DISTRICT LOT 384A, 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 V
<b>Amenities:</b>	Bike Room,Club House,Elevator,Exercise Centre,Garden,Sauna/Steam Room,Concierge
<b>Site Influences:</b>	Central Location,Recreation Nearby,Shopping Nearby,Treed
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW,Microwave
<b>Bylaw Restrict:</b>	Pets Allowed w/Rest.,Rentals Allwd w/Restrctns
<b>Listing Broker(s):</b>	RE/MAX All Points Realty, RE/MAX All Points Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'5 x 11'5			
Main	Dining Room	7'8 x 5'3			
Main	Kitchen	9' x 7'1			
Main	Primary Bedroom	17'1 x 9'7			
Main	Bedroom	12'11 x 8'3			
Main	Den	10'8 x 5'4			
Main	Foyer	5'4 x 4'4			

<b>Finished Floor (Main):</b>	934 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	3	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	1	Main	3	Yes
<b>Finished Floor (Bsmnt):</b>	0 sqft	<b>Crawl/Bsmnt Height:</b>				
<b>Finished Floor (Total):</b>	934 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>				
<b>Grand Total:</b>	934 sqft	<b># Of Pets:</b>	2 - Cats: Yes, Dogs: Yes			

Experience luxurious urban living at The Obelisk, centrally located in Coquitlam Centre. This EXTENSIVELY RENOVATED 934 SF south-east facing CORNER UNIT offers 2 BED / 2 BATH plus DEN with satellite bedrooms for maximum privacy. Floor-to-ceiling wrap-around windows flood the space with natural light & showcase PANORAMIC UNOBSTRUCTED views of the mountains, city skyline, & Fraser River. The open-concept kitchen features sleek stainless steel appliances, stone countertops, a stylish eating bar, and ample cabinetry for storage. Enjoy unbeatable convenience with the SkyTrain, Coquitlam Centre, Henderson Mall, the library, Douglas College, top-rated schools, Lafarge Park, T&T Supermarket, Walmart, & more Additional features include 2 Parking Stalls and shared EV charging.