

<b>Depth/Size (ft):</b>	<b>Bedrooms:</b>	2	<b>Approx. Year Built:</b>	2009
<b>Frontage (ft):</b>	<b>Bathrooms:</b>	2	<b>Age:</b>	15
<b>Lot Area:</b>	<b>Full Baths:</b>	2	<b>Zoning:</b>	CD26
<b>Flood Plain:</b>	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$2,365.82
<b>Rear Yard Exp:</b>	<b>Maint. Fee:</b>	529.00	<b>For Tax Year:</b>	2023
<b>View:</b>			<b>P.I.D.:</b>	027-625-818

<b>Style of Home:</b>	1 Storey	<b>Parking:</b>	Total: 1 - Covered: 1
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	1
<b>Exterior:</b>	Brick,Mixed	<b>Parking Access:</b>	Side
<b>Foundation:</b>		<b>Parking:</b>	Garage; Underground,Visitor Parking
<b>Rain Screen:</b>	Full	<b>Locker:</b>	Yes
<b>Renovations:</b>		<b>Units in Dev:</b>	146
<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>	Other	<b>Fixtures Leased:</b>	
<b>Floor Finish:</b>		<b>Fixtures Rmvd:</b>	

**View:**

**Mgmt. Company:** ASSOCIA BRITISH COLUMBIA INC - 604-591-6060

**Complex / Subdiv:** Villagio 2

**Services Connected:** Community,Electricity,Water

**Legal:** STRATA LOT 133, PLAN BCS3019, DISTRICT LOT 379, 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

**Amenities:** Air Cond./Central,Club House,Elevator,Exercise Centre,In Suite Laundry

**Site Influences:** Central Location,Greenbelt,Recreation Nearby,Shopping Nearby

**Features:**

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

**Listing Broker(s):** eXp Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	4'11 x 4'2	Main	Den	9'9 x 10'9
Main	Kitchen	11'3 x 8'9	Main	Patio	12'2 x 7'11
Main	Dining Room	12'3 x 7'10			
Main	Living Room	12'8 x 13'4			
Main	Primary Bedroom	11'11 x 11'10			
Main	Walk-In Closet	5'1 x 6'7			
Main	Bedroom	9'5 x 12'5			

<b>Finished Floor (Main):</b>	1,234 sqft	<b># Of Rooms:</b>	9	<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	4	No
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Finished Floor (Total):</b>	1,234 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>				
<b>Grand Total:</b>	1,234 sqft	<b># Of Pets:</b>				

Welcome to your stunning top floor, 2 bedroom + den, in the heart of historic Port Coquitlam. This condo boasts luxurious details such as vaulted 12' ceilings, Brazilian-walnut hardwood floors throughout, oversized windows, and crown moldings. Entertainers delight in the open kitchen-living space, complete with granite counters, stainless steel appliances and a large pantry. Amenities include in-suite laundry, air conditioning, 1 parking + storage, fitness center, and club house. Within walking distance to beautiful walking trails, dog park, the new Port Coquitlam Community Centre, shopping, and West Coast Express.