

Depth/Size (ft):	Bedrooms:	2	Approx. Year Built:	1990
Frontage (ft):	Bathrooms:	2	Age:	34
Lot Area:	Full Baths:	2	Zoning:	RES
Flood Plain:	Half Baths:	0	Gross Taxes:	\$2,248.70
Rear Yard Exp:	Maint. Fee:	447.57	For Tax Year:	2022
View:			P.I.D.:	016-885-121

Style of Home:	Corner Unit,Ground Level Unit	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Metal,Stucco	Parking Access:	
Foundation:		Parking:	Garage; Underground
Rain Screen:	Full	Locker:	No
Renovations:		Units in Dev:	40 - Total Units in Strata: 40
# of Fireplaces:	1 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Natural Gas	Property Disc:	Yes
Outdoor Area:	Fenced Yard	PAD Rental:	
Type of Roof:	Metal	Fixtures Leased:	
Floor Finish:	Laminate,Tile	Fixtures Rmvd:	

View:

Mgmt. Company: BAYSIDE PROPERTY SERVICES - 604-432-7774

Complex / Subdiv:

Services Connected: Community,Natural Gas

Legal: STRATA LOT 16, PLAN NWS3411, DISTRICT LOT 5, 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: Elevator,In Suite Laundry

Site Influences: Central Location,Golf Course Nearby,Private Yard,Recreation Nearby,Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW,Compactor - Garbage,Drapes/Window Coverings

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

Listing Broker(s): Royal LePage West Real Estate Services

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Primary Bedroom	11'3 x 17'3			
Main	Bedroom	9' x 11'7			
Main	Laundry	8' x 7'8			
Main	Kitchen	14'4 x 10'7			
Main	Dining Room	12'2 x 10'5			
Main	Living Room	14'4 x 15'8			

Finished Floor (Main):	1,263 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):	1,263 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,263 sqft	# Of Pets:	Cats: Yes, Dogs: No			

Welcome to Garden Terrace, ideally located in the heart of Coquitlam! This property recently underwent a complete exterior upgrade, featuring a new roof, windows, patio, fencing, and more. This impressive 2-bedroom, 2-bathroom condo spans 1,233 sq. ft. and boasts a spacious wraparound concrete patio—a dream for gardening enthusiasts—and offers exceptional privacy. Just one block from the SkyTrain and within walking distance of Lougheed Mall, schools, banks, restaurants, and community centers, Garden Terrace is convenience at its finest. Although a car isn't necessary, the property includes two underground parking stalls for added flexibility. Enjoy easy access to SFU, Burnaby Mountain trails, golf courses, and more. Don't miss this chance to elevate your lifestyle in Central Burquitlam!