

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	2022
Frontage (ft):		Bathrooms:	2	Age:	2
Lot Area:		Full Baths:	2	Zoning:	RM-3
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$0.00
Rear Yard Exp:		Maint. Fee:	418.80	For Tax Year:	2024
View:	No			P.I.D.:	031-760-571

Style of Home:	Upper Unit	Parking:	Total: 1 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Other	Parking Access:	
Foundation:		Parking:	Garage; Underground
Rain Screen:		Locker:	Yes
Renovations:		Units in Dev:	
# of Fireplaces:	0 - Fuel: None	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:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity
Legal:	STRATA LOT 224, PLAN EPS5626, DISTRICT LOT 106, GROUP 1, NEW WESTMINSTER LAND DISTRICT, PH2, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
Amenities:	Elevator,Exercise Centre,In Suite Laundry,Storage
Site Influences:	Central Location,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	Rennie & Associates Realty Ltd., Rennie & Associates Realty Ltd.

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

Finished Floor (Main):	816 sqft	# Of Rooms:	5	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	4	Yes
Finished Floor (Bsmt):	0 sqft	Suite:	None			
Finished Floor (Total):	816 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	None			
Grand Total:	816 sqft	Beds In Bsmt:	0 / 2			
		# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Welcome to The Oaks! This thoughtfully designed layout features two bedrooms on opposite sides with each having a private en-suite bathroom. Open living-dining space expands onto your spacious 225 sqft balcony facing the quiet courtyard, perfect for entertaining! This well appointed home features laminate flooring throughout, S/S appliances and 11 foot ceilings! The complex features 28,000 sqft of amenities including an entertainment lounge, games room, theatre, workspaces, fitness centre with a spin studio and 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 and 1 storage.