

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	2	<b>Approx. Year Built:</b>	1995
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	1	<b>Age:</b>	29
<b>Lot Area:</b>		<b>Full Baths:</b>	1	<b>Zoning:</b>	RM-6
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$1,612.26
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	551.11	<b>For Tax Year:</b>	2022
<b>View:</b>				<b>P.I.D.:</b>	023-037-148

<b>Style of Home:</b>	Corner Unit	<b>Parking:</b>	Total: 1 - Covered: 1
<b>Construction:</b>	Concrete	<b>Covered Parking:</b>	1
<b>Exterior:</b>	Concrete,Glass	<b>Parking Access:</b>	Rear
<b>Foundation:</b>		<b>Parking:</b>	Garage; Underground
<b>Rain Screen:</b>		<b>Locker:</b>	Yes
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	1 - Fuel: Gas - Natural	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal,Community	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Electric,Natural Gas	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcony(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Tar & Gravel	<b>Fixtures Leased:</b>	
<b>Floor Finish:</b>	Laminate,Tile	<b>Fixtures Rmvd:</b>	

**View:**

**Mgmt. Company:** STRATAWEST - 604-905-9595

**Complex / Subdiv:** LAKESIDE TERRACE

**Services Connected:** Community,Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water

**Legal:** STRATA LOT 306, PLAN LMS600, SECTION 11, TOWNSHIP 39, 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

**Amenities:** Club House,Elevator,Exercise Centre,Garden,In Suite Laundry,Pool; Indoor,Recreation Center,Sauna/Steam Room,Storage,Swirlpool/Hot Tub

**Site Influences:** Recreation Nearby,Shopping Nearby

**Features:** ClthWsh/Dryr/Frdg/Stve/DW,Microwave

**Bylaw Restrict:** Pets Allowed w/Rest.

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

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	6'11 x 9'11			
Main	Kitchen	9'3 x 8'10			
Main	Living Room	17'1 x 13'6			
Main	Bedroom	9'5 x 9'8			
Main	Primary Bedroom	10'11 x 10'11			

<b>Finished Floor (Main):</b>	842 sqft	<b># Of Rooms:</b>	5	<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	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	1			
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Finished Floor (Total):</b>	842 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>				
<b>Grand Total:</b>	842 sqft	<b># Of Pets:</b>	Cats: Yes, Dogs: Yes			

Experience urban convenience and serene living in this 842 sqft 2-bedroom, 1-bathroom corner home in the heart of Coquitlam. Boasting updated appliances and an expansive balcony, this home offers modern comfort with room to relax. Located directly across from Lafarge Lake and overlooking the quiet courtyard, outdoor recreation is at your doorstep. Steps to the SkyTrain, Coquitlam Centre, and countless shops and restaurants, this location is truly unbeatable. The well-maintained building features top-notch amenities, including an indoor pool, 2 hot tubs, gym, and sauna. Complete with 1 parking space and a storage locker, this condo is perfect for first-time buyers or investors. Don't miss this opportunity! OPEN HOUSE SAT NOV 23 1-3PM