

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	3	<b>Approx. Year Built:</b>	2023
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	3	<b>Age:</b>	1
<b>Lot Area:</b>		<b>Full Baths:</b>	2	<b>Zoning:</b>	CD-14
<b>Flood Plain:</b>		<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$2,747.96
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	413.45	<b>For Tax Year:</b>	2024
<b>View:</b>	No			<b>P.I.D.:</b>	031-903-916

<b>Style of Home:</b>	3 Storey	<b>Parking:</b>	Total: 2 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Glass,Fibre Cement Board,Wood	<b>Parking Access:</b>	Lane
<b>Foundation:</b>		<b>Parking:</b>	Garage Underbuilding
<b>Rain Screen:</b>	Full	<b>Locker:</b>	Yes
<b>Renovations:</b>		<b>Units in Dev:</b>	- Total Units in Strata: 34
<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>	Patio(s) & Deck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Laminate	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	No
<b>Mgmt. Company:</b>	Riverwest Realty - 604-271-0220
<b>Complex / Subdiv:</b>	Robinsons-Formworks Boutique Properties
<b>Services Connected:</b>	Electricity,Natural Gas,Storm Sewer,Water
<b>Legal:</b>	STRATA LOT 28, PLAN EPS9250, DISTRICT LOT 366, 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,Garden,In Suite Laundry,Playground,Storage
<b>Site Influences:</b>	Central Location,Golf Course Nearby,Lane Access,Recreation Nearby,Shopping Nearby
<b>Features:</b>	Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW,Dishwasher,Garage Door Opener,Smoke Alarm,Sprinkler - Fire
<b>Bylaw Restrict:</b>	No Restrictions
<b>Listing Broker(s):</b>	Sutton Group - 1st West Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'9 x 9'5			
Main	Dining Room	8'9 x 9'5			
Main	Kitchen	10'4 x 9'5			
Above	Bedroom	13'2 x 8'7			
Above	Bedroom	13'2 x 8'6			
Abv Main 2	Primary Bedroom	11'9 x 9'6			
Abv Main 2	Walk-In Closet	10'3 x 3'2			

<b>Finished Floor (Main):</b>	480 sqft	<b># Of Rooms:</b>	7	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	480 sqft	<b># Of Kitchens:</b>	1	Main	2	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	3	Above	4	No
<b>Finished Floor (Bsmnt):</b>	0 sqft	<b>Crawl/Bsmnt Height:</b>		Abv Main 2	5	Yes
<b>Finished Floor (Total):</b>	1,342 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>				
<b>Grand Total:</b>	1,342 sqft	<b># Of Pets:</b>	1 - Cats: Yes, Dogs: Yes			

Welcome to The Robinsons – a charming West Coquitlam community by award-winning firm Formwerks Boutique Properties. Minutes from Burquitlam skytrain, this 3-bedroom, 2.5-bathroom townhome features spacious layouts and premium upgrades! Live in comfort with laminate flooring throughout, air conditioning, two indoor parking stalls, private EV charger, quartz countertops, shaker cabinets, high-end appliances, expansive private patio, gorgeous rooftop deck, and one locker. Safe, convenient location near schools, shopping (Lougheed mall), restaurants, and recreation including the YWCA community centre, fitness gym and swimming pool. Community amenities feature a landscaped courtyard and playground. Save on GST by purchasing this stunning, like-new property for your family. Don't miss out!