

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

Style of Home:	3 Storey	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Glass,Fibre Cement Board,Wood	Parking Access:	Lane
Foundation:		Parking:	Garage Underbuilding
Rain Screen:	Full	Locker:	Yes
Renovations:		Units in Dev:	- Total Units in Strata: 34
# of Fireplaces:		Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Electric	Property Disc:	Yes
Outdoor Area:	Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	Riverwest Realty - 604-271-0220
Complex / Subdiv:	Robinsons-Formworks Boutique Properties
Services Connected:	Electricity,Natural Gas,Storm Sewer,Water
Legal:	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
Amenities:	Bike Room,Garden,In Suite Laundry,Playground,Storage
Site Influences:	Central Location,Golf Course Nearby,Lane Access,Recreation Nearby,Shopping Nearby
Features:	Air Conditioning,ClothWsh/Dryr/Frdg/Stve/DW,Dishwasher,Garage Door Opener,Smoke Alarm,Sprinkler - Fire
Bylaw Restrict:	No Restrictions
Listing Broker(s):	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			

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