4 1488 VICTORIA DRIVE PORT COQUITLAM

Central Pt Coquitlam, V3B 0M5

Donth/Cire (4).	0	Deducant	2	American Versi D. 1	It. 0010	5
Depth/Size (ft):	0	Bedrooms:	3	Approx. Year Buil		3
Frontage (ft):	1 000 00	Bathrooms:	4	Age:	6	24
ot Area: (sq.ft.)	1,823.00	Full Baths:	3	Zoning: Gross Taxes:	CD-3	
Flood Plain:	No	Half Baths:	1			94.82
Rear Yard Exp:		Maint. Fee:	224.00	For Tax Year:	2023	
View:				P.I.D.:	030-	398-657
Style of Home:	2 Storey w/Bsmt.		Parking:	Total: 2 - Covered:	: 1	
Construction:	Frame - Wood		Covered Parking:	1		
Exterior:	Stone		Parking Access:	Front		
Foundation:			Parking:	Garage; Single,Op	ben	
Rain Screen:			Locker:			
Renovations:			Units in Dev:	5 - Total Units in S	Strata: 5	
# of Fireplaces:	2 - Fuel: Natural Gas		Distance to:			
Water Supply:	City/Municipal		Title to Land:	Freehold Strata		
Fuel/Heating:		Forced Air,Natural Gas		Yes		
Outdoor Area:	Fenced Yard, Patio(s) &		Property Disc: PAD Rental:			
Type of Roof:	Asphalt		Fixtures Leased:	No		
Floor Finish:	Laminate,Tile,Carpet		Fixtures Rmvd:			
			I			
View:						
-	SELF					
View: Mgmt. Company: Complex / Subdiv:	SELF					
Mgmt. Company:		Natural Gas,Sanitary Sewer,Sto	orm Sewer,Water			
Mgmt. Company: Complex / Subdiv:	Community,Electricity, STRATA LOT 4, PLAN	EPS4907, SECTION 7, TOWN	orm Sewer,Water SHIP 40, NEW WESTMINSTER NIT ENTITLEMENT OF THE STF			NTEREST IN THE
Mgmt. Company: Complex / Subdiv: Services Connected:	Community,Electricity, STRATA LOT 4, PLAN	EPS4907, SECTION 7, TOWN	SHIP 40, NEW WESTMINSTER			NTEREST IN THE
Mgmt. Company: Complex / Subdiv: Services Connected: Legal:	Community,Electricity, STRATA LOT 4, PLAN COMMON PROPERT None	EPS4907, SECTION 7, TOWN	SHIP 40, NEW WESTMINSTER NIT ENTITLEMENT OF THE STF			NTEREST IN THE
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities:	Community,Electricity, STRATA LOT 4, PLAN COMMON PROPERT None Greenbelt,Private Yard	I EPS4907, SECTION 7, TOWN Y IN PROPORTION TO THE U	SHIP 40, NEW WESTMINSTER NIT ENTITLEMENT OF THE STF Nearby			NTEREST IN THE
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences:	Community,Electricity, STRATA LOT 4, PLAN COMMON PROPERT None Greenbelt,Private Yard	NEPS4907, SECTION 7, TOWN Y IN PROPORTION TO THE UI d,Recreation Nearby,Shopping N	SHIP 40, NEW WESTMINSTER NIT ENTITLEMENT OF THE STF Nearby			NTEREST IN THE
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features:	Community,Electricity, STRATA LOT 4, PLAN COMMON PROPERT None Greenbelt,Private Yard ClthWsh/Dryr/Frdg/Stv	NEPS4907, SECTION 7, TOWN Y IN PROPORTION TO THE UI d,Recreation Nearby,Shopping N ve/DW,Fireplace Insert,Microwa	SHIP 40, NEW WESTMINSTER NIT ENTITLEMENT OF THE STF Nearby			NTEREST IN THE
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric:	Community,Electricity, STRATA LOT 4, PLAN COMMON PROPERT None Greenbelt,Private Yard ClthWsh/Dryr/Frdg/Stv No Restrictions	NEPS4907, SECTION 7, TOWN Y IN PROPORTION TO THE UI d,Recreation Nearby,Shopping N ve/DW,Fireplace Insert,Microwa	SHIP 40, NEW WESTMINSTER NIT ENTITLEMENT OF THE STF Nearby			
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s):	Community,Electricity, STRATA LOT 4, PLAN COMMON PROPERT None Greenbelt,Private Yard ClthWsh/Dryr/Frdg/St No Restrictions Royal LePage West R	NEPS4907, SECTION 7, TOWN Y IN PROPORTION TO THE U d,Recreation Nearby,Shopping N ve/DW,Fireplace Insert,Microwa	SHIP 40, NEW WESTMINSTER NIT ENTITLEMENT OF THE STF Vearby ve	RATA LOT AS SHOWN O	N FORM V	sions
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main	Community,Electricity, STRATA LOT 4, PLAN COMMON PROPERT None Greenbelt,Private Yard ClthWsh/Dryr/Frdg/Stv No Restrictions Royal LePage West R	NEPS4907, SECTION 7, TOWN Y IN PROPORTION TO THE UI d,Recreation Nearby,Shopping N ve/DW,Fireplace Insert,Microwa Real Estate Services Dimensions	SHIP 40, NEW WESTMINSTER NIT ENTITLEMENT OF THE STF Vearby ve	RATA LOT AS SHOWN O	N FORM V	isions < 10'7
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main	Community,Electricity, STRATA LOT 4, PLAN COMMON PROPERT None Greenbelt,Private Yard ClthWsh/Dryr/Frdg/St No Restrictions Royal LePage West R Type Den	N EPS4907, SECTION 7, TOWN Y IN PROPORTION TO THE UI d,Recreation Nearby,Shopping N ve/DW,Fireplace Insert,Microwa teal Estate Services Dimensions 10'0 x 10'5	SHIP 40, NEW WESTMINSTER NIT ENTITLEMENT OF THE STF Vearby ve Floor Above	RATA LOT AS SHOWN O Type Bedroom	N FORM V Dimen 12'11 >	isions (10'7 '6
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main	Community,Electricity, STRATA LOT 4, PLAN COMMON PROPERT None Greenbelt,Private Yard ClthWsh/Dryr/Frdg/St No Restrictions Royal LePage West R Type Den Living Room	N EPS4907, SECTION 7, TOWN Y IN PROPORTION TO THE UI d,Recreation Nearby,Shopping N ve/DW,Fireplace Insert,Microwa teal Estate Services Dimensions 10'0 x 10'5 12'4 x 14'0	SHIP 40, NEW WESTMINSTER NIT ENTITLEMENT OF THE STF Ve Ve Floor Above Above	RATA LOT AS SHOWN O Type Bedroom Laundry	N FORM V Dimen 12'11 > 7'7 x 5	sions < 10'7 '6 '10
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main	Community,Electricity, STRATA LOT 4, PLAN COMMON PROPERT None Greenbelt,Private Yard ClthWsh/Dryr/Frdg/Str No Restrictions Royal LePage West R Type Den Living Room Dining Room	N EPS4907, SECTION 7, TOWN Y IN PROPORTION TO THE UI d,Recreation Nearby,Shopping N ve/DW,Fireplace Insert,Microwa teal Estate Services Dimensions 10'0 x 10'5 12'4 x 14'0 13'0 x 9'5	SHIP 40, NEW WESTMINSTER NIT ENTITLEMENT OF THE STF Vearby ve Floor Above Above Above	RATA LOT AS SHOWN O Type Bedroom Laundry Walk-In Closet	N FORM V Dimen 12'11 > 7'7 x 5 9'1 x 7	sions < 10'7 '6 '10 '8
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main	Community,Electricity, STRATA LOT 4, PLAN COMMON PROPERT None Greenbelt,Private Yard ClthWsh/Dryr/Frdg/St No Restrictions Royal LePage West R Type Den Living Room Dining Room Kitchen	NEPS4907, SECTION 7, TOWN Y IN PROPORTION TO THE UI d,Recreation Nearby,Shopping N ve/DW,Fireplace Insert,Microwa leal Estate Services Dimensions 10'0 x 10'5 12'4 x 14'0 13'0 x 9'5 14'1 x 9'1	SHIP 40, NEW WESTMINSTER NIT ENTITLEMENT OF THE STF Vearby ve Floor Above Above Above Above Above	Type Bedroom Laundry Walk-In Closet Walk-In Closet	N FORM V Dimen 12'11 > 7'7 x 5 9'1 x 7 6'0 x 3	Isions < 10'7 '6 '10 '8 17'9
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): 	Community,Electricity, STRATA LOT 4, PLAN COMMON PROPERT None Greenbelt,Private Yard ClthWsh/Dryr/Frdg/Stv No Restrictions Royal LePage West R Type Den Living Room Dining Room Kitchen Foyer	A EPS4907, SECTION 7, TOWN Y IN PROPORTION TO THE UI d,Recreation Nearby,Shopping N ve/DW,Fireplace Insert,Microwa Real Estate Services Dimensions 10'0 x 10'5 12'4 x 14'0 13'0 x 9'5 14'1 x 9'1 5'1 x 5'10	SHIP 40, NEW WESTMINSTER NIT ENTITLEMENT OF THE STF Vearby ve Floor Above Above Above Below	Type Bedroom Laundry Walk-In Closet Walk-In Closet Recreation Room	N FORM V Dimen 12'11 > 7'7 x 5 9'1 x 7 6'0 x 3 25'9 x	Isions < 10'7 '6 '10 '8 17'9
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Above Above	Community,Electricity, STRATA LOT 4, PLAN COMMON PROPERT None Greenbelt,Private Yard ClthWsh/Dryr/Frdg/Stv No Restrictions Royal LePage West R Type Den Living Room Dining Room Kitchen Foyer Primary Bedroom	NEPS4907, SECTION 7, TOWN Y IN PROPORTION TO THE UI d,Recreation Nearby,Shopping N ve/DW,Fireplace Insert,Microwa Real Estate Services Dimensions 10'0 x 10'5 12'4 x 14'0 13'0 x 9'5 14'1 x 9'1 5'1 x 5'10 13'7 x 18'5	SHIP 40, NEW WESTMINSTER NIT ENTITLEMENT OF THE STF Vearby ve Floor Above Above Above Below	Type Bedroom Laundry Walk-In Closet Walk-In Closet Recreation Room	N FORM V Dimen 12'11 > 7'7 x 5 9'1 x 7 6'0 x 3 25'9 x	Isions < 10'7 '6 '10 '8 17'9
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Above Above	Community,Electricity, STRATA LOT 4, PLAN COMMON PROPERT None Greenbelt,Private Yard ClthWsh/Dryr/Frdg/St No Restrictions Royal LePage West R Type Den Living Room Dining Room Kitchen Foyer Primary Bedroom Bedroom	A EPS4907, SECTION 7, TOWN Y IN PROPORTION TO THE UI d,Recreation Nearby,Shopping N ve/DW,Fireplace Insert,Microwa teal Estate Services Dimensions 10'0 x 10'5 12'4 x 14'0 13'0 x 9'5 14'1 x 9'1 5'1 x 5'10 13'7 x 18'5 11'3 x 11'8	SHIP 40, NEW WESTMINSTER NIT ENTITLEMENT OF THE STR Ve Ve Floor Above Above Above Above Below Below	Type Bedroom Laundry Walk-In Closet Walk-In Closet Recreation Room Storage	Dimen 12'11 > 7'7 × 5 9'1 × 7 6'0 × 3 25'9 × 8'10 × 1	isions (10'7 '6 '10 '8 17'9 6'3
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Above Above Finished Floor (Main): Finished Floor (Above):	Community,Electricity, STRATA LOT 4, PLAN COMMON PROPERT None Greenbelt,Private Yard ClthWsh/Dryr/Frdg/Str No Restrictions Royal LePage West R Type Den Living Room Dining Room Kitchen Foyer Primary Bedroom Bedroom	A EPS4907, SECTION 7, TOWN Y IN PROPORTION TO THE UI d,Recreation Nearby,Shopping N ve/DW,Fireplace Insert,Microwa teal Estate Services Dimensions 10'0 x 10'5 12'4 x 14'0 13'0 x 9'5 14'1 x 9'1 5'1 x 5'10 13'7 x 18'5 11'3 x 11'8 # Of Rooms:	SHIP 40, NEW WESTMINSTER NIT ENTITLEMENT OF THE STR Nearby ve Floor Above Above Above Above Below Below Below Below	Type Bedroom Laundry Walk-In Closet Walk-In Closet Recreation Room Storage Bathroom Floor	Dimen 12'11 > 7'7 x 5 9'1 x 7 6'0 x 3 25'9 x 8'10 x # of Pieces	sions < 10'7 '6 '10 '8 17'9 6'3 Ensuite?
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Above Above Finished Floor (Main): Finished Floor (Below):	Community,Electricity, STRATA LOT 4, PLAN COMMON PROPERT None Greenbelt,Private Yard ClthWsh/Dryr/Frdg/St No Restrictions Royal LePage West R Den Living Room Dining Room Kitchen Foyer Primary Bedroom Bedroom 844 sqft 1,071 sqft	A EPS4907, SECTION 7, TOWN Y IN PROPORTION TO THE UI d,Recreation Nearby,Shopping N ve/DW,Fireplace Insert,Microwa leal Estate Services Dimensions 10'0 × 10'5 12'4 × 14'0 13'0 × 9'5 14'1 × 9'1 5'1 × 5'10 13'7 × 18'5 11'3 × 11'8 # Of Rooms: # Of Kitchens:	SHIP 40, NEW WESTMINSTER NIT ENTITLEMENT OF THE STR Nearby ve Floor Above Above Above Below Below Below Below 13 1	Type Bedroom Laundry Walk-In Closet Walk-In Closet Recreation Room Storage Bathroom Floor Main	Dimen 12'11 > 7'7 x 5 9'1 x 7 6'0 x 3 25'9 x 8'10 x # of Pieces 2	sions (10'7) '6 '10 '8 17'9 6'3 Ensuite? No
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Above Above Finished Floor (Main): Finished Floor (Below): Finished Floor (Bent):	Community,Electricity, STRATA LOT 4, PLAN COMMON PROPERT None Greenbelt,Private Yard ClthWsh/Dryr/Frdg/St No Restrictions Royal LePage West R Type Den Living Room Dining Room Kitchen Foyer Primary Bedroom Bedroom 844 sqft 1,071 sqft 0 sqft	A EPS4907, SECTION 7, TOWN Y IN PROPORTION TO THE UI d,Recreation Nearby,Shopping N ve/DW,Fireplace Insert,Microwa teal Estate Services Dimensions 10'0 x 10'5 12'4 x 14'0 13'0 x 9'5 14'1 x 9'1 5'1 x 5'10 13'7 x 18'5 11'3 x 11'8 # Of Rooms: # Of Kitchens: # Of Levels:	SHIP 40, NEW WESTMINSTER NIT ENTITLEMENT OF THE STR Nearby ve Floor Above Above Above Below Below Below Below 13 1	Type Bedroom Laundry Walk-In Closet Walk-In Closet Recreation Room Storage Bathroom Floor Main Above	Dimen 12'11 × 7'7 × 5 9'1 × 7 6'0 × 3 25'9 × 8'10 × # of Pieces 2 4	sions (10'7 '6 '10 '8 17'9 6'3 Ensuite? No No
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s):	Community,Electricity, STRATA LOT 4, PLAN COMMON PROPERT None Greenbelt,Private Yard ClthWsh/Dryr/Frdg/Stv No Restrictions Royal LePage West R Type Den Living Room Dining Room Dining Room Kitchen Foyer Primary Bedroom Bedroom 844 sqft 1,071 sqft 0 sqft 844 sqft	A EPS4907, SECTION 7, TOWN Y IN PROPORTION TO THE UI d,Recreation Nearby,Shopping N ve/DW,Fireplace Insert,Microwa teal Estate Services Dimensions 10'0 x 10'5 12'4 x 14'0 13'0 x 9'5 14'1 x 9'1 5'1 x 5'10 13'7 x 18'5 11'3 x 11'8 # Of Rooms: # Of Kitchens: # Of Levels: Crawl/Bsmt Height:	SHIP 40, NEW WESTMINSTER NIT ENTITLEMENT OF THE STR Vearby ve Floor Above Above Above Below Below 13 1 3 Full,Fully Finished	Type Bedroom Laundry Walk-In Closet Walk-In Closet Recreation Room Storage Bathroom Floor Main Above Above	Dimen 12'11 > 7'7 x 5 9'1 x 7 6'0 x 3 25'9 x 8'10 x 4 5	Isions (10'7 '6 '10 '8 17'9 6'3 Ensuite? No No Yes

Discover this stunning 3-bedroom and den, 3.5-bath bareland strata home nestled at the foothills of Burke Mountain in Port Coquitlam. Built in 2018, this 2,759 sq. ft. home boasts custom features like durable Hardie plank siding, built-in surround sound, and an outdoor gas fireplace for cozy evenings. The spacious primary bedroom includes two walk-in closets, offering exceptional storage. The extra large rec room downstairs is perfect for family gatherings or watching the big game. Tucked off Victoria Drive and backing onto serene Watkins Creek, the private backyard and covered deck is a tranquil retreat. Steps to transit and Leigh Elementary, this property provides a rare opportunity for single-family living for the price of a townhome. OPEN HOUSE SAT NOV 30 2-4 AND SUN DEC 1 2:30-4:30PM



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