

Depth/Size (ft):	0	Bedrooms:	3	Approx. Year Built:	2018
Frontage (ft):		Bathrooms:	4	Age:	6
Lot Area: (sq.ft.)	1,823.00	Full Baths:	3	Zoning:	CD-34
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$4,894.82
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,Open
Rain Screen:		Locker:	
Renovations:		Units in Dev:	5 - Total Units in 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	Property Disc:	Yes
Outdoor Area:	Fenced Yard,Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Tile,Carpet	Fixtures Rmvd:	

View:

Mgmt. Company: SELF

Complex / Subdiv:

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

Legal: STRATA LOT 4, PLAN EPS4907, SECTION 7, TOWNSHIP 40, 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: None

Site Influences: Greenbelt,Private Yard,Recreation Nearby,Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW,Fireplace Insert,Microwave

Bylaw Restrict: No Restrictions

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

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Den	10'0 x 10'5	Above	Bedroom	12'11 x 10'7
Main	Living Room	12'4 x 14'0	Above	Laundry	7'7 x 5'6
Main	Dining Room	13'0 x 9'5	Above	Walk-In Closet	9'1 x 7'10
Main	Kitchen	14'1 x 9'1	Above	Walk-In Closet	6'0 x 3'8
Main	Foyer	5'1 x 5'10	Below	Recreation Room	25'9 x 17'9
Above	Primary Bedroom	13'7 x 18'5	Below	Storage	8'10 x 6'3
Above	Bedroom	11'3 x 11'8			

Finished Floor (Main):	844 sqft	# Of Rooms:	13	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,071 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	3	Above	4	No
Finished Floor (Bsm):	844 sqft	Crawl/Bsmt Height:		Above	5	Yes
Finished Floor (Total):	2,759 sqft	Basement:	Full,Fully Finished	Below	4	No
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	2,759 sqft	# Of Pets:				

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