

Depth/Size (ft):	Bedrooms:	2	Approx. Year Built:	1993
Frontage (ft):	Bathrooms:	2	Age:	31
Lot Area:	Full Baths:	2	Zoning:	RM-6
Flood Plain:	Half Baths:	0	Gross Taxes:	\$1,674.27
Rear Yard Exp:	Maint. Fee:	619.05	For Tax Year:	2022
View:	Yes		P.I.D.:	018-593-402

Style of Home:	1 Storey	Parking:	Total: 1 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Stucco	Parking Access:	
Foundation:		Parking:	Garage; Underground
Rain Screen:		Locker:	Yes
Renovations:	Partly	Units in Dev:	71 - Total Units in Strata: 71
# of Fireplaces:	1 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Electric	Property Disc:	Yes
Outdoor Area:	Balcony(s)	PAD Rental:	
Type of Roof:	Other	Fixtures Leased:	No
Floor Finish:	Laminate	Fixtures Rmvd:	Yes

View:	Yes : COURTYARD
Mgmt. Company:	ASSOCIA BC - 604-591-6060
Complex / Subdiv:	THE MADISON
Services Connected:	Community,Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 35, PLAN LMS1212, DISTRICT LOT 386, 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:	Bike Room,Elevator,Exercise Centre,Garden,In Suite Laundry,Storage
Site Influences:	Central Location,Golf Course Nearby,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings
Bylaw Restrict:	Pets Allowed w/Rest.
Listing Broker(s):	Royal LePage West Real Estate Services

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'2 x 11'5	Main	Foyer	4'4 x 4'8
Main	Dining Room	12'1 x 9'2			
Main	Kitchen	9'2 x 8'10			
Main	Primary Bedroom	11'0 x 14'2			
Main	Walk-In Closet	7'0 x 5'1			
Main	Bedroom	10'3 x 11'5			
Main	Laundry	6'3 x 7'5			

Finished Floor (Main):	1,068 sqft	# Of Rooms:	8	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	5	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	3	No
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	1,068 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,068 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Beautiful 2 bedroom, 2 bathroom, 1068 sqft condo at The Madison in North Coquitlam. This sophisticated home boasts gorgeous laminate floors, a generously sized kitchen with abundant counter and storage space, and a spacious laundry room/pantry. The large primary bedroom features a spacious 5-piece ensuite and a substantial walk-in closet. Enjoy your morning coffee on the large private balcony as you take in the peaceful view of the tranquil courtyard. Ideally situated within walking distance to Coquitlam Centre, Skytrain, Lafarge Lake, Town Centre Park, Douglas College, and Aquatic Centre. Experience the epitome of convenience and elegance in this prime location.