

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	1	<b>Approx. Year Built:</b>	2024
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	1	<b>Age:</b>	0
<b>Lot Area:</b>		<b>Full Baths:</b>	1	<b>Zoning:</b>	C-5
<b>Flood Plain:</b>		<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$0.00
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	283.18	<b>For Tax Year:</b>	2024
<b>View:</b>	Yes			<b>P.I.D.:</b>	032-393-075

<b>Style of Home:</b>	1 Storey	<b>Parking:</b>	Total: 1 - Covered: 1
<b>Construction:</b>	Concrete	<b>Covered Parking:</b>	1
<b>Exterior:</b>	Concrete,Glass,Other	<b>Parking Access:</b>	Rear
<b>Foundation:</b>		<b>Parking:</b>	Garage; Underground,Visitor Parking
<b>Rain Screen:</b>	Full	<b>Locker:</b>	Yes
<b>Renovations:</b>		<b>Units in Dev:</b>	194
<b># of Fireplaces:</b>	0 - Fuel:	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Forced Air	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcony(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Other	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Laminate,Tile	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	Yes : -
<b>Mgmt. Company:</b>	Wynford - 604-261-0285
<b>Complex / Subdiv:</b>	West
<b>Services Connected:</b>	Electricity,Sanitary Sewer,Septic,Storm Sewer,Water
<b>Legal:</b>	STRATA LOT 175,DISTRICT LOT 356, GROUP 1, NEW WESTMINSTER LAND DISTRICT STRATA PLAN EPS10710,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>	Air Cond./Central,Club House,Elevator,Exercise Centre,Garden,Guest Suite,In Suite Laundry,Storage
<b>Site Influences:</b>	Central Location,Golf Course Nearby,Recreation Nearby,Shopping Nearby
<b>Features:</b>	Air Conditioning,ClothWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Microwave,Smoke Alarm,Sprinkler - Inground
<b>Bylaw Restrict:</b>	Pets Allowed,Rentals Allowed
<b>Listing Broker(s):</b>	Sutton Group - 1st West Realty, Sutton Group - 1st West Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Primary Bedroom	9'6 x 9'7			
Main	Living Room	10'8 x 8'1			
Main	Kitchen	10'8 x 8'6			
Main	Flex Room	5'9 x 8'2			
Main	Foyer	4'7 x 4'8			

<b>Finished Floor (Main):</b>	508 sqft	<b># Of Rooms:</b>	5	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	1	Main	4	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	1			
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Finished Floor (Total):</b>	508 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>				
<b>Grand Total:</b>	508 sqft	<b># Of Pets:</b>				

This brand-new 1-bedroom + flex condo has everything you need! Thoughtfully designed with a functional and efficient layout, luxurious high-end finishes, and breathtaking views of the mountains and Fraser River. Built by the trusted developer Beedie, quality is guaranteed. The flex room gives you lots of storage space, making it even more convenient for your lifestyle. Located in the heart of Coquitlam, you'll have Safeway right downstairs, Blue Mountain Park just steps away, and easy access to Highways and the SkyTrain. Don't miss your chance to own this amazing home. Call today to book your private tour! Open House: Sun Dec 22, 2-4 PM.