R2956783 Townhouse

## 64 3400 DEVONSHIRE AVENUE COQUITLAM

Burke Mountain, V3E 0L1

Residential Attached \$1,269,000 (LP)

ownnouse		Burke Mo	ountain, V3E 0L1			<b>φ1,209,00</b>
Depth/Size (ft):		Bedrooms:	4	Approx. Year Buil	lt: 2015	i
rontage (ft):		Bathrooms:	4	Age:	10	
ot Area:		Full Baths:	3	Zoning:	RT-2	
Flood Plain:		Half Baths:	1	Gross Taxes:	\$3,55	57.43
Rear Yard Exp:		Maint. Fee:	407.06	For Tax Year:	2024	
View:	Yes			P.I.D.:		675-057
				1		
Style of Home:	3 Storey, Corner Unit		Parking:	Total: 4 - Covered:	2	
Construction:	Frame - Wood		Covered Parking:	2		
Exterior:	Other, Vinyl		Parking Access:	Front,Rear		
Foundation:			Parking:	Add. Parking Avail	.,Garage; Double	,Visitor Parking
Rain Screen:			Locker:			
Renovations:			Units in Dev:	95		
f Fireplaces:	1 - Fuel: Electric		Distance to:			
Water Supply:	City/Municipal		Title to Land:	Freehold Strata		
Fuel/Heating:	Baseboard		Property Disc:	Yes		
Outdoor Area:	Balcny(s) Patio(s) Dck(s)	)	PAD Rental:			
Type of Roof:	Asphalt		Fixtures Leased:			
Floor Finish:	Laminate,Mixed,Tile		Fixtures Rmvd:			
-	Yes : CITY & MOUNTAII STRATAWEST	NS				
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric:	STRATAWEST COLBORNE LANE Community,Electricity,Na STRATA LOT 36, PLAN COMMON PROPERTY In Suite Laundry,Playgro Greenbelt,Paved Road,F ClthWsh/Dryr/Frdg/Stve, Pets Allowed w/Rest.,Re	atural Gas,Sanitary Sewer,Storn EPS3051, SECTION 18, TOWN IN PROPORTION TO THE UNIT bund,Recreation Center Private Setting,Recreation Neart b/DW,Garage Door Opener,Micro entals Allowed	SHIP 40, NEW WESTMINSTER I T ENTITLEMENT OF THE STRAT			N INTEREST IN
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Rarely available 2,049 sqft 4 Bed 4 Bath duplex-style townhome built by Polygon, offering stunning views, natural light & privacy. Enjoy the convenience of street-level parking right at your front door. The main floor features expansive windows, a powder room, modern kitchen with quartz counters, marble backsplash, island, gas range & S/S appliances. The south-facing rear deck is ideal for entertaining, BBQ or enjoying the views. Upstairs, the primary suite boasts a walk-in closet & spa-inspired ensuite with dual sinks, a soaker tub, & a walk-in shower. The lower level offers a versatile bdrm/office/rec-room with its very own ensuite. Completing the home is a 2-car side-by-side garage with EV charging. Low Strata Fees. Ample Storage. Strata Allows A/C. Open House Jan 18-19 Sat-Sun 1-3pm



The enclosed information while deemed to be correct, is not guaranteed. Information and measurements should not be relied upon without independent verification. PREC\* indicates 'Personal Real Estate Corporation'. This communication is not intended to solicit properties already listed for sale.