

Active
R3018778
Board: V
Apartment/Condo

701 575 DELESTRE AVENUE

Coquitlam
Coquitlam West
V3K 0A6

Residential Attached

\$659,000 (LP)

(SP) **M**



Sold Date:	If new, GST/HST inc?: No	Original Price: \$678,500
Meas. Type: Feet	Bedrooms: 2	Approx. Year Built: 2008
Frontage(feet):	Bathrooms: 2	Age: 17
Frontage(metres):	Full Baths: 2	Zoning: APT
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$2,330.55
Sq. Footage: 0.00		For Tax Year: 2024
Flood Plain: No	P.I.D.: 027-474-241	Tax Inc. Utilities?: No
View: Yes :SOUTH		Tour:
Complex / Subdiv:		
First Nation		
Services Connctd: Electricity, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **1 Storey**
Construction: **Concrete**
Exterior: **Concrete**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **0** R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Baseboard**
Outdoor Area: **Balcony(s)**
Type of Roof: **Other, Tar & Gravel**

Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **1** Covered Parking: **1** Parking Access: **Front**
Parking: **Garage; Underground**
Dist. to Public Transit:
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish:

Dist. to School Bus:

Legal: **STRATA LOT 188 DISTRICT LOT 3 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN BCS2762**

Amenities: **Exercise Centre, In Suite Laundry**

Site Influences:
Features:

Finished Floor (Main):	927
Finished Floor (Above):	0
Finished Floor (AbvMain2):	0
Finished Floor (Below):	0
Finished Floor (Basement):	0
Finished Floor (Total):	927 sq. ft.
Unfinished Floor:	0
Grand Total:	927 sq. ft.

Units in Development: 257	Tot Units in Strata:	Locker: Yes
Exposure: South	Storeys in Building: 14	
Mgmt. Co's Name: ASCENT REAL ESTATE MANAGEMENT	Mgmt. Co's #: 604-431-1800	
Maint Fee: \$365.79	Council/Park Apprv?: No	
Maint Fee Includes: Garbage Pickup, Management, Recreation Facility, Snow removal		

Suite: **None**
Basement: **None**
Crawl/Bsmt. Ht:
of Kitchens: **1**

of Levels: **1**
of Rooms: **6**

Bylaws Restrictions: **No Restrictions**
Restricted Age:
or % of Rentals Allowed:
Short Term (<1yr)Rnt/Lse Alwd?: **Yes**
Short Term Lse-Details: **SEE STRATA BYLAWS**

of Pets: **2** Cats: **Yes** Dogs: **Yes**

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	12'0 x 12'0			x	1	Main	4	Yes
Main	Dining Room	9'0 x 8'0			x	2	Main	4	No
Main	Kitchen	9'0 x 8'0			x	3			
Main	Primary Bedroom	13'0 x 11'0			x	4			
Main	Bedroom	10'0 x 10'0			x	5			
Main	Den	6'0 x 9'0			x	6			
		x			x	7			
		x			x	8			

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

Perched on the 7th floor, this stunning 2-bedroom, 2-bathroom plus den corner unit boasts breathtaking southwest panoramic views through expansive floor-to-ceiling windows. The bright and open floorplan seamlessly connects living, dining, and kitchen spaces—perfect for modern living. The gourmet kitchen features sleek stainless steel appliances, striking black granite countertops, and ample cabinetry for the home chef. Step outside onto your large private deck, ideal for outdoor dining, relaxing, or entertaining guests. Excellent pet-friendly building. Located just minutes on foot to Lougheed Mall, Bus & SkyTrain.

Active R3023808 Board: V Apartment/Condo	4307 567 CLARKE ROAD Coquitlam Coquitlam West V3J 3Y2	Residential Attached \$779,900 (LP) (SP)																																																																																							
	Sold Date: Meas. Type: Frontage(feet): Frontage(metres): Depth / Size (ft.): Sq. Footage: 0.00 Flood Plain: No View: Yes : Fantastic South/ West sweeping Complex / Subdiv: 567 Clarke + Como First Nation If new,GST/HST inc?: Bedrooms: 2 Bathrooms: 2 Full Baths: 2 Half Baths: 0 P.I.D.: 031-518-737 Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water City/Municipal Original Price: \$799,900 Approx. Year Built: 2021 Age: 4 Zoning: C-7 Gross Taxes: \$2,121.43 For Tax Year: 2022 Tax Inc. Utilities?: No Tour: Virtual Tour URL																																																																																								
	Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water Sewer Type: City/Municipal Water Supply: City/Municipal																																																																																								
	Style of Home: 1 Storey, Upper Unit Construction: Concrete Exterior: Concrete, Glass, Mixed Foundation: Concrete Perimeter Renovations: Partly # of Fireplaces: R.I. Fireplaces: Fireplace Fuel: Fuel/Heating: Forced Air Outdoor Area: Balcony(s) Type of Roof: Other																																																																																								
	Total Parking: 1 Covered Parking: 1 Parking Access: Rear Parking: Garage; Underground Dist. to Public Transit: Steps away Dist. to School Bus: Close Title to Land: Freehold Strata Property Disc.: No Fixtures Leased: Yes: Sold "As is Where is" basis only Fixtures Rmvd: Yes: Sold "As is Where is" basis only Floor Finish: Laminate, Tile																																																																																								
Legal: STRATA LOT 344 DISTRICT LOT 9 GROUP 1 NEW WESTMINSTER DISTRICTSTRATA PLAN EPS7495																																																																																									
Amenities: Air Cond./Central, Bike Room, Elevator, Exercise Centre, Guest Suite, In Suite Laundry, Restaurant, Sauna/Steam Room																																																																																									
Site Influences: Central Location, Lane Access, Recreation Nearby, Shopping Nearby Features: Windows - Thermo																																																																																									
Finished Floor (Main): 850 Finished Floor (Above): 0 Finished Floor (AbvMain2): 0 Finished Floor (Below): 0 Finished Floor (Basement): 0 Finished Floor (Total): 850 sq. ft. Unfinished Floor: 0 Grand Total: 850 sq. ft.	Units in Development: 364 Exposure: Mgmt. Co's Name: Rancho Management Maint Fee: \$523.89 Maint Fee Includes: Caretaker, Garbage Pickup, Gardening, Gas, Hot Water, Management, Recreation Facility Tot Units in Strata: 49 Locker: Yes Storeys in Building: 49 Mgmt. Co's #: 604-684-4508 Council/Park Apprv?: No																																																																																								
Suite: None Basement: None Crawl/Bsmt. Ht.: # of Kitchens: 1 # of Levels: 1 # of Rooms: 7	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allowed Restricted Age: # or % of Rentals Allowed: 100% % Short Term(<1yr)Rnt/Lse Alwd?: No Short Term Lse-Details: # of Pets: 2 Cats: Yes Dogs: Yes																																																																																								
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Listing Broker(s): RE/MAX 2000 Realty																																																																																									
Clarke & Como by Marcon - Court Ordered Sale - Outstanding South-West sweeping views from the 43rd floor. Surrey City, Fraser River, New Westminister, Burnaby Metro-Town and Downtown Vancouver city views from this split 2 bedroom, 2 full bathroom, plus den boasting 850 sq. ft. with full air conditioning. Dual exterior decks featuring 260 sq ft, one off master bedroom with the other off living room. New laminate flooring throughout foyer, kitchen, dining and living room. Unit condition is average at best. Building facilities are top notch featuring 20,000 sq. ft. of amenities including Sky Lounge, guest suites, B- court, sauna, music room, yoga studio, karaoke room and full service concierge.																																																																																									

Active
R3031793
Board: V
Apartment/Condo

101 180 RAVINE DRIVE

Port Moody
Heritage Mountain
V3H 4Z3

Residential Attached

\$899,000 (LP)

(SP) **M**



Sold Date:	If new, GST/HST inc?:	Original Price: \$899,000
Meas. Type:	Bedrooms: 3	Approx. Year Built: 1994
Frontage(feet):	Bathrooms: 3	Age: 31
Frontage(metres):	Full Baths: 2	Zoning: RM
Depth / Size (ft.):	Half Baths: 1	Gross Taxes: \$3,480.21
Sq. Footage: 0.00		For Tax Year: 2024
Flood Plain:	P.I.D.: 018-221-343	Tax Inc. Utilities?:
View: :		Tour:
Complex / Subdiv:		
First Nation		
Services Connctd:	Community, Electricity, Natural Gas, Sanitary Sewer, Water	
Sewer Type:	City/Municipal	Water Supply: City/Municipal

Style of Home: **2 Storey**
Construction: **Concrete Frame, Frame - Wood, Other**
Exterior: **Mixed, Wood**
Foundation: **Concrete Perimeter, Concrete Slab**

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Gas - Natural**
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **Balcony(s)**
Type of Roof: **Tar & Gravel**

Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **2** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Underground, Visitor Parking**
Dist. to Public Transit:
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: :
Fixtures Rmvd: :
Floor Finish:

Legal: **STRATA LOT 3, PLAN LMS839, DISTRICT LOT 349, GROUP 1, 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 OR V, AS APPROPRIATE**

Amenities: **Club House, Elevator, Garden**

Site Influences: **Private Setting, Recreation Nearby**
Features:

Finished Floor (Main): **1,019**
Finished Floor (Above): **925**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **1,944 sq. ft.**
Unfinished Floor: **0**
Grand Total: **1,944 sq. ft.**

Units in Development:
Exposure:
Mgmt. Co's Name: **604 Real Estate**
Maint Fee: **\$931.66**
Maint Fee Includes: **Garbage Pickup, Gardening, Gas, Management, Snow removal**

Tot Units in Strata:
Storeys in Building:
Mgmt. Co's #:
Council/Park Apprv?:
Locker:
of Pets: **2** Cats: **Yes** Dogs: **Yes**

Suite:
Basement: **None**
Crawl/Bsmt. Ht.:
of Kitchens: **1**

of Levels: **2**
of Rooms: **8**

Bylaws Restrictions: **Pets Allowed w/Rest.**
Restricted Age:
or % of Rentals Allowed:
Short Term (<1yr)Rnt/Lse Alwd?: **Yes**
Short Term Lse-Details: **One year lease**

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Family Room	13'2 x 14'4			x	1	Main	2	No
Main	Dining Room	10'9 x 9'6			x	2	Above	5	Yes
Main	Kitchen	13'2 x 9'8			x	3	Above	4	No
Main	Living Room	13' x 17'1			x	4			No
Main	Office	10'11 x 10'5			x	5			No
Above	Primary Bedroom	12'10 x 24'2			x	6			No
Above	Bedroom	13'5 x 15'9			x	7			No
Above	Bedroom	16'7 x 11'9			x	8			No

Listing Broker(s): **RE/MAX 2000 Realty**

Court ordered sale. Rarely offered in Castlewoods, this 2 level home features ample space to host and entertain. Highlights of this 1,900+ sq.ft home includes bright and expansive living spaces on main, kitchen with granite countertops and a den. Upstairs include 3 generous sized rooms with an oversized primary bedroom with ensuite. The unit comes with a storage locker and 2 parking spots. Call your realtor for a private viewing.

Active
R3035938

Board: V
Townhouse

103D 3655 SHAUGHNESSY STREET

Port Coquitlam
Glenwood PQ
V3B 6C8

Residential Attached

\$907,000 (LP)

(SP) 



Sold Date:	If new,GST/HST inc?:	Original Price: \$917,800
Meas. Type: Feet	Bedrooms: 3	Approx. Year Built: 1982
Frontage(feet): 0.00	Bathrooms: 3	Age: 43
Frontage(metres): 0.00	Full Baths: 2	Zoning: RES
Depth / Size (ft.): 0	Half Baths: 1	Gross Taxes: \$3,174.35
Sq. Footage: 0.00		For Tax Year: 2025
Flood Plain: Yes	P.I.D.: 002-035-839	Tax Inc. Utilities?: No
View: Yes : GREENSPACE		Tour: Virtual Tour URL
Complex / Subdiv: SHAUGHNESSY PARK		
First Nation		
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Stucco**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Gas - Natural**
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **Fenced Yard, Patio(s), Sundeck(s)**
Type of Roof: **Tile - Concrete**

Reno. Year:
Rain Screen: **Full**
Metered Water:
R.I. Plumbing: **No**

Total Parking: **1** Covered Parking: **1** Parking Access: **Front**
Parking: **Garage; Single, Visitor Parking**
Dist. to Public Transit: **CLOSE** Dist. to School Bus: **CLOSE**
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Laminate, Tile, Wall/Wall/Mixed, Carpet**

Legal: **STRATA LOT 18 DISTRICT LOT 465 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW1835 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1**

Amenities: **In Suite Laundry**

Site Influences: **Central Location, Private Setting, Private Yard, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Security System, Vacuum - Built In**

Finished Floor (Main): **691**
Finished Floor (Above): **740**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **1,431 sq. ft.**
Unfinished Floor: **0**
Grand Total: **1,431 sq. ft.**

Suite: **None**
Basement: **None**
Crawl/Bsmt. Ht.: # of Levels: **2**
of Kitchens: **1** # of Rooms: **11**

Units in Development: **32**
Exposure: **South**
Mgmt. Co's Name: **FORT PARK PROP MANAGEMENT**
Maint Fee: **\$426.82**
Maint Fee Includes: **Garbage Pickup, Gardening, Management, Snow removal**

Tot Units in Strata: **32** Locker: **No**
Storeys in Building: **2**
Mgmt. Co's #: **604-447-7275**
Council/Park Apprv?: **No**

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allwd w/Restrctns**
Restricted Age: # of Pets: **2**
or % of Rentals Allowed:
Short Term(<1yr)Rnt/Lse Alwd?: **No**
Short Term Lse-Details:

Cats: **Yes** Dogs: **Yes**

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Foyer	4'11 x 4'7	Above	Bedroom	9'10 x 8'10	1	Main	2	No
Main	Kitchen	8'11 x 8'3	Above	Walk-In Closet	7'3 x 3'11	2	Above	4	No
Main	Living Room	16'11 x 11'7	Above	Bedroom	10'11 x 8'6	3	Above	4	Yes
Main	Dining Room	10'0 x 8'6			x	4			
Main	Family Room	11'5 x 8'5			x	5			
Main	Laundry	5'9 x 5'0			x	6			
Above	Primary Bedroom	13'3 x 12'9			x	7			
Above	Walk-In Closet	7'3 x 6'6			x	8			

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

WOW!! ORIGINAL OWNER. Prime 2 level family townhome in a nice complex backing onto a greenspace for added privacy, along Coquitlam River- a great spot for trails, biking, fishing or just enjoying mother nature on your doorstep. Move in ready, this unit is clean and well cared for. Features include: large formal area with a gas fireplace in the living room and walk out to the fully fenced backyard, a nice family room adjoining to the kitchen with big slider to another fenced in large patio-ideal for the kids to play. Upper floor has large bedrooms and the primary and 1 secondary bedroom have walk in closets. The primary also offers a huge private deck with additional storage for seasonal stuff. Parking is a 1 car garage with driveway parking available with vehicle size restrictions.

Active
R3030587

Board: V
Townhouse

208 80 ELGIN STREET

Port Moody
Port Moody Centre
V3H 0M6

Residential Attached

\$989,000 (LP)

(SP) **M**



Sold Date:	If new, GST/HST inc?:	Original Price: \$989,000
Meas. Type: Feet	Bedrooms: 2	Approx. Year Built: 2022
Frontage(feet):	Bathrooms: 2	Age: 3
Frontage(metres):	Full Baths: 1	Zoning: TWNHSE
Depth / Size (ft.):	Half Baths: 1	Gross Taxes: \$3,570.41
Sq. Footage: 0.00		For Tax Year: 2024
Flood Plain:	P.I.D.: 031-759-149	Tax Inc. Utilities?: No
View: Yes : PARTIAL MOUNTAIN +INLET		Tour: Virtual Tour URL
Complex / Subdiv: SOPHIA LIVING		
First Nation		
Services Connctd: Community, Electricity, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **2 Storey, Inside Unit**
Construction: **Frame - Wood**
Exterior: **Mixed**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **R.I. Fireplaces:**
Fireplace Fuel:
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **Balcony(s)**
Type of Roof: **Asphalt**

Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **1** Covered Parking: **1** Parking Access: **Lane**
Parking: **Garage Underbuilding, Garage, Underground, Visitor Parking**
Dist. to Public Transit:
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: **:**
Fixtures Rmvd: **:**
Floor Finish: **Laminate**

Legal: **STRATA LOT 18, PLAN EPS8274, DISTRICT LOT 202, GROUP 1, 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: **Bike Room, Elevator, Garden, In Suite Laundry, Playground**

Site Influences: **Central Location, Lane Access, Recreation Nearby, Shopping Nearby**
Features:

Finished Floor (Main): **590**
Finished Floor (Above): **613**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **27**
Finished Floor (Basement): **0**
Finished Floor (Total): **1,230 sq. ft.**
Unfinished Floor: **0**
Grand Total: **1,230 sq. ft.**

Suite: **None**
Basement: **None**
Crawl/Bsmt. Ht.: **# of Levels: 3**
of Kitchens: **1** **# of Rooms: 7**

Units in Development: **30**
Exposure:
Mgmt. Co's Name: **QUAY MANAGEMENT**
Maint Fee: **\$430.00**
Maint Fee Includes: **Garbage Pickup, Gardening, Management**

Tot Units in Strata: **30** Locker:
Storeys in Building:
Mgmt. Co's #:
Council/Park Apprv?:

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allwd w/Restrctns**
Restricted Age:
or % of Rentals Allowed:
Short Term(<1yr)Rnt/Lse Alwd?: **No**
Short Term Lse-Details:

of Pets: Cats: Dogs:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Below	Foyer	7'0 x 3'9			x	1	Main	2	No
Below	Living Room	16'3 x 14'3			x	2	Above	4	Yes
Below	Dining Room	11'9 x 8'7			x	3			
Main	Kitchen	11'5 x 10'1			x	4			
Above	Primary Bedroom	14'2 x 10'0			x	5			
Above	Bedroom	11'5 x 11'2			x	6			
Above	Den	8'5 x 7'8			x	7			
		x			x	8			

Listing Broker(s): **Royal LePage Westside**

Looking for city living with a coastal vibe? Welcome to Sophia Living in Port Moody Centre, where your new home offers effortless access to cafés, breweries, bakeries and shoreline trails. This well laid out 2 bedroom + den, 3 bathroom townhome features an open concept main floor with a bright kitchen, spacious living room, and convenient powder room, plus plenty of storage and a sunny balcony with inlet and mountain views. Upstairs, you'll find two bedrooms, two bathrooms, laundry, and an open den — ideal for a home office, reading nook, or a creative playzone for the kids. Ready for a home that takes your lifestyle in the right direction? Call to book a private showing.

Active
R3018412

Board: V
Townhouse

103 1290 MITCHELL STREET

Coquitlam
Burke Mountain
V3E 0N9

Residential Attached

\$1,268,000 (LP) 
(SP) 



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,268,000
Meas. Type:	Bedrooms: 5	Approx. Year Built: 2021
Frontage(feet):	Bathrooms: 3	Age: 4
Frontage(metres):	Full Baths: 3	Zoning: RT-2
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$4,109.21
Sq. Footage: 0.00		For Tax Year: 2024
Flood Plain:	P.I.D.: 031-440-100	Tax Inc. Utilities?:
View: Yes :Greenbelt		Tour: Virtual Tour URL
Complex / Subdiv:		
First Nation:		
Services Connctd: Community, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **3 Storey**
Construction: **Frame - Wood**
Exterior: **Mixed, Wood**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **0** R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard**
Type of Roof: **Asphalt**

Reno. Year:
Rain Screen: **Full**
Metered Water:
R.I. Plumbing:

Total Parking: **2** Covered Parking: **2** Parking Access:
Parking: **Garage; Double**
Dist. to Public Transit:
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: :
Fixtures Rmvd: :
Floor Finish:

Legal: **STRATA LOT 99, PLAN EPS6829, SECTION 7, TOWNSHIP 40, NEW WESTMINSTER LAND DISTRICT, PHASE 3, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **Club House, Exercise Centre, Garden, In Suite Laundry, Playground, Pool; Outdoor, Recreation Center**

Site Influences: **Central Location, Golf Course Nearby, Private Setting, Private Yard, Recreation Nearby, Shopping Nearby**
Features:

Finished Floor (Main): 818			Units in Development: 100			Tot Units in Strata: 100			Locker:		
Finished Floor (Above): 738			Exposure:			Storeys in Building: 3					
Finished Floor (AbvMain2): 0			Mgmt. Co's Name: AWM Alliance			Mgmt. Co's #: 604-685-3227					
Finished Floor (Below): 317			Maint Fee: \$420.44			Council/Park Apprv?:					
Finished Floor (Basement): 0			Maint Fee Includes: Garbage Pickup, Gardening, Management, Recreation Facility, Snow removal								
Finished Floor (Total): 1,873 sq. ft.											
Unfinished Floor: 0											
Grand Total: 1,873 sq. ft.			Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allwd w/Restrctns								
Suite:			Restricted Age:						# of Pets: 2		
Basement: None			# or % of Rentals Allowed:						Cats: Yes Dogs: Yes		
Crawl/Bsmt. Ht:			Short Term(<1yr)Rnt/Lse Alwd?: No								
# of Kitchens: 1			Short Term Lse-Details:								
# of Levels: 3											
# of Rooms: 12											
Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?		
Main	Kitchen	14' x 8'5	Above	Primary Bedroom	11'7 x 10'10	1	Main	3	No		
Main	Living Room	13'3 x 13'7	Above	Bedroom	11'3 x 10'9	2	Above	4	Yes		
Main	Dining Room	10' x 12'5	Above	Bedroom	11'11 x 8'11	3	Above	3	No		
Main	Bedroom	12'2 x 10'8	Above	Walk-In Closet	6'5 x 4'7	4					
Main	Patio	14'2 x 7'			x	5					
Below	Bedroom	9'5 x 12'2			x	6					
Below	Patio	5'6 x 13'6			x	7					
Below	Foyer	6'7 x 9'2			x	8					

Listing Broker(s): **Oakwyn Realty Ltd.**

Welcome to Forester by Townline, a rare 5 TRUE bedrooms, with windows and closets and 3 FULL bath townhome in beautiful Burke Mountain. This unit is located in the last row, boasts stunning south-facing views of the greenbelt. Enjoy a private patio and backyard perfect for BBQs and relaxing. The spacious double garage fits two full-sized vehicles. Inside, the chef's kitchen features KitchenAid appliances, quartz countertops, and a large island. The master suite includes a walk-in closet, extended storage in crawl space, and ensuite with a soaker tub. Full access to the Canopy Club with outdoor pool, lounge, gym, and more. Steps from trails, shopping, and schools. The origi owner has taken meticulous care of this home, ensuring it's in pristine condition. Openhouse Sun, Sept 7 1-3 pm