

Presented by:
Bill Babcock
 Royal LePage Sterling Realty
 Phone: (604) 461-9220 Cell: (604) 230-9392
 Email: bbabcock@telus.net

Port Coquitlam, Central Pt Coquitlam Residential Attached
303 2429 HAWTHORNE AV, V3C 6G6 MLS# V1109312 **Active**



List Price:	\$119,000	Previous Price:	
Subdiv/Complex: STONEBROOK			
Frontage:		Approx Yr Blt:	1992
Depth/Size:		PID:	017-878-632
Lot SqFt:	0	Age at List Date:	23
Exposure:		Bedrooms:	1
Stories in Bldg:	3	Bathrooms:	1
Flood Plain:		Full Baths:	1
Meas. Type:		Half Baths:	0
Fixtures Lsd:		Taxes:	\$980 (2014)
Fixt Removed:		GST/HST Incl?:	
View:	N	Tax Incl Utilities:	No
		Apprvl Reqd:	No

Style of Home:	Inside Unit	Total Parking:	1	Covered Parking:	1
Construction:	Frame - Wood	Parking Access:	Front		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Underground		
Exterior:	Vinyl				
Rain Screen:	Full	R/I Plumbing:			
Type of Roof:	Asphalt, Tar & Gravel	Dist to Public Trans:		Dist to School/Bus:	
Renovations:		Units in Development:	42	Total Units in Strata:	84
Flooring:	Mixed	Locker:	Yes		
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Baseboard, Electric	Title to Land:	Freehold Strata		
No. of Fireplaces:	1	Seller's Interest:	Court Ordered Sale		
Fireplace Fuel:	Gas - Natural	Mortgage Info:	\$0		
Outdoor Area:	Balcony(s)				
Mngmt Co:	PROFILE PROPERTIES	Property Disclosure:	N - COURT CONDUCT OF SALE		
Mngmt Ph:	604-464-7548	Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Allowed w/Restrictions		
	Maint Fee: \$305.11				

Maint Charge Incl: Gas, Hot Water, Management, Snow removal

Legal: PL LMS389 LT 76 LD 36 DISTRICT LOT 174&289, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY I
 Amenities: Bike Room, Club House, Elevator, In Suite Laundry
 Features Incl:

Site Influences:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	10'10 X 10'						
Main F.	Eating Area	8'2 X 10'						
Main F.	Master Bedroom	11'9 X 10'						
Main F.	Kitchen	8'3 X 7'9						
Main F.	Foyer	4' X 5'5						

Floor Area (SqFt):		Total # Rooms:	5	Bathrooms	
Finished Floor Area Main:	601	Finished Levels:	1	1	4 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up:	0	Basement Area:	None	2	
Finished Floor Area Down:	0			3	
Finished Floor Area Bsmt:	0	Bsmt Height:		4	
Total Finished Floor Area:	601	Restricted Age:		5	
		# Pets / Cats; Dogs:		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	601			8	

Listing Broker(s): Prudential United Realty

Court Conduct of Sale. Top floor. Vaulted ceiling in living room. Lots of natural light. Generous sized balcony with slider access from the bedroom and the living room. Gas fireplace. Gas and hot water included in maintenance fee. Walking distance to bus service, downtown shops, Gates Park and walking trails. Suite needs minor tlc and paint. Very well priced for a quick sale.

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Port Coquitlam, Glenwood PQ Residential Attached
209 1669 GRANT AV, V3B 7W9 **MLS# V1113167** **Active**



List Price: \$189,000 Previous Price: \$195,000

Subdiv/Complex: THE CHARLSTON

Frontage:	Approx Yr Blt:	1998	PID:	023-420-561
Depth/Size:			Type:	Apartment/Condo
Lot SqFt:	Age at List Date:	17	Zoning:	APT
Exposure:	Bedrooms:	2	Taxes:	\$1,091 (2014)
Stories in Bldg:	Bathrooms:	2	GST/HST Incl?:	
Flood Plain:	Full Baths:	2	Tax Incl Utilities:	No
Meas. Type:	Half Baths:	0	Apprvl Reqd:	
Fixtures Lsd:				
Fixt Removed:				
View:				

Style of Home:	Inside Unit	Total Parking:	4	Covered Parking:	1
Construction:	Frame - Wood	Parking Access:			
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Underground		
Exterior:	Stucco				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Asphalt	Dist to Public Trans:		Dist to School/Bus:	
Renovations:		Units in Development:	50	Total Units in Strata:	
Flooring:	Laminate	Locker:	Yes		
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Electric	Title to Land:	Freehold Strata		
No. of Fireplaces:	1	Seller's Interest:	Court Ordered Sale		
Fireplace Fuel:	Gas - Natural	Mortgage Info:	\$0		
Outdoor Area:	Balcony(s)				
Mngmt Co:	STRATACO	Property Disclosure:	N - COURT ORDER SALE		
Mngmt Ph:	604-294-4141	Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Allowed w/Restrictions		
Maint Fee:	\$318.00				

Maint Charge Incl: Caretaker, Gardening, Garbage Pickup, Gas, Hot Water, Management, Recreation Facility

Legal: PL LMS2393 LT 20 DL 466 LD 36
 Amenities: Bike Room, Club House, Elevator, Exercise Centre, In Suite Laundry, Storage
 Features Incl:

Site Influences:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	14'10 X 11'10						
Main F.	Dining	9'9 X 8'9						
Main F.	Kitchen	10'9 X 7'9						
Main F.	Master Bedroom	15'6 X 10'9						
Main F.	Bedroom	10' X 9'3						
Main F.	Walk-In Closet	5'6 X 5'						

Floor Area (SqFt):	Total # Rooms:	6	Bathrooms
Finished Floor Area Main:	Finished Levels:	1	1 4 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Up:	Basement Area:	None	2 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Down:			3
Finished Floor Area Bsmt:	Bsmt Height:		4
Total Finished Floor Area:	Restricted Age:		5
	# Pets / Cats; Dogs:		6
Unfinished Floor Area:	# or % Rentals:		7
Grand Total Floor Area:			8

Listing Broker(s): Evergreen West Realty

Location, Location, This 2 bedroom/2 full bathroom, in the highly sought after CHARLESTON in Port Coquitlam is conveniently located near McLean Park, Nice floor plan, very large kitchen Gas fireplace in living room, 2 parking spots storage locker, Amenities include games room with pool table & exercise center BRAND NEW roof and RAINSCREENED building give you peace of mind! Close to transit, schools & shopping. Court Order Sale.

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Port Coquitlam, Glenwood PQ Residential Attached
408 1969 WESTMINSTER AV, V3B 1E7 MLS# V1118968 **Active**

No Photo Available	List Price: \$209,900	Previous Price:
	Subdiv/Complex:	
	Frontage:	Approx Yr Blt: 2008
	Depth/Size:	PID: 027-654-648
	Lot SqFt: 0	Age at List Date: 7
	Exposure:	Bedrooms: 2
	Stories in Bldg: 4	Bathrooms: 2
	Flood Plain:	Full Baths: 2
	Meas. Type: Feet	Half Baths: 0
	Fixtures Lsd: N	
	Fixt Removed: N	
	View: N	

Style of Home: End Unit, Upper Unit	Total Parking: 1	Covered Parking: 1
Construction: Frame - Wood	Parking Access: Rear	
Foundation: Concrete Perimeter	Parking Facilities: Garage Underbuilding	
Exterior: Mixed		
Rain Screen:	R/I Plumbing:	
Type of Roof: Asphalt	Dist to Public Trans:	Dist to School/Bus:
Renovations:	Units in Development: 21	Total Units in Strata: 21
Flooring: Laminate	Locker: Yes	
Water Supply: City/Municipal	Possession:	
Heat/Fuel: Electric	Title to Land: Freehold Strata	
No. of Fireplaces: 0	R/I Fireplaces:	Seller's Interest: Court Ordered Sale
Fireplace Fuel:	Mortgage Info: \$0	
Outdoor Area: Balcony(s)	Property Disclosure: N - COURT ORDERED SALE	
Mngmt Co: PEAK	Bylaw Restrictions: Pets Allowed w/Rest., Rentals Allowed w/Restrictions	
Mngmt Ph: 604-931-8666	Maint Fee: \$300.86	

Maint Charge Incl: Gardening, Garbage Pickup, Hot Water, Management

Legal: PL BCS3110 LT 22 DL 464 LD 36 GROUP 1, TOGETHER
 Amenities: Club House, Elevator, In Suite Laundry
 Features Incl:

Site Influences: Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	10'3 X 11'8						
Main F.	Dining	7' X 8'10						
Main F.	Kitchen	8' X 9'10						
Main F.	Master Bedroom	10'8 X 17'4						
Main F.	Bedroom	9' X 10'3						
Main F.	Walk-In Closet	5' X 7'8						

<u>Floor Area (SqFt):</u>	<u>Total # Rooms:</u> 6	<u>Bathrooms</u>
Finished Floor Area Main: 885	Finished Levels: 1	1 4 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Up: 0	Basement Area: None	2 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Down: 0		3
Finished Floor Area Bsmt: 0	Bsmt Height:	4
Total Finished Floor Area: 885	Restricted Age:	5
	# Pets / Cats; Dogs:	6
Unfinished Floor Area: 0	# or % Rentals:	7
Grand Total Floor Area: 885		8

Listing Broker(s): Royal Pacific Rlty. (Kingsway), Sutton Grp-West Coast Realty

TOP FLOOR 2-BDRM/2-BATH condo. Fully rain screened, quality laminated floors throughout, granite countertops, under mounted sink, in-suite laundry rough-in. Classic elegant lobby. 2 underground parking stalls. Close to shops, parks, and West Coast Express.

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Port Coquitlam, Glenwood PQ Residential Attached
405 1661 FRASER AV, V3B 0B6 MLS# V1081063 **Active**



List Price: \$269,000 Previous Price: \$279,000

Subdiv/Complex: BRIMLEY MEWS

Frontage:	Approx Yr Blt:	2007	PID:	027-297-993
Depth/Size:	Type:			Townhouse
Lot SqFt: 0	Age at List Date:	7	Zoning:	STRATA
Exposure: S	Bedrooms:	2	Taxes:	\$1,755 (2014)
Stories in Bldg: 2	Bathrooms:	2	GST/HST Incl?:	
Flood Plain:	Full Baths:	2	Tax Incl Utilities:	No
Meas. Type:	Half Baths:	0	Apprvl Reqd:	No
Fixtures Lsd: N				
Fixt Removed: N				
View: N				

Style of Home:	2 Storey	Total Parking:	1	Covered Parking:	1
Construction:	Frame - Wood	Parking Access:	Rear		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Underground, Visitor Parking		
Exterior:	Mixed, Vinyl, Wood				
Rain Screen:		R/I Plumbing:	No		
Type of Roof:	Asphalt	Dist to Public Trans:		Dist to School/Bus:	
Renovations:		Units in Development:		Total Units in Strata:	
Flooring:	Mixed, Wall/Wall/Mixed	Locker:	Yes		
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Electric	Title to Land:	Freehold Strata		
No. of Fireplaces:	1	Seller's Interest:	Court Ordered Sale		
Fireplace Fuel:	Electric	Mortgage Info:	\$0		
Outdoor Area:	Sundeck(s)	Property Disclosure:	N - SELLER NEVER LIVED IN UNIT		
Mngmt Co:	BAYWEST MANAGEMENT	Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Allowed		
Mngmt Ph:	604-591-6060	Maint Fee:	\$215.81		

Maint Charge Incl: Gardening, Garbage Pickup, Management, Snow removal

Legal: PL BCS2630 LT 40 DL 466 LD 36 THE STRATA LOT AS SHOWN ON FORM V.
 Amenities: In Suite Laundry
 Features Incl:

Site Influences: Central Location, Private Setting, Recreation Nearby, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Kitchen	11' X 9'10"						
Main F.	Dining	11'3 X 9'9"						
Main F.	Living Room	11' X 11'						
Above	Master Bedroom	12'9 X 12'5"						
Above	Bedroom	11'3 X 10'4"						

Floor Area (SqFt):	Total # Rooms:	5	Bathrooms
Finished Floor Area Main: 525	Finished Levels:	2	1 4 Piece; Ensuite: Y; Level: Above
Finished Floor Area Up: 525	Basement Area:	None	2 4 Piece; Ensuite: N; Level: Above
Finished Floor Area Down: 0			3
Finished Floor Area Bsmt: 0	Bsmt Height:		4
Total Finished Floor Area: 1,050	Restricted Age:		5
	# Pets / Cats; Dogs: 2 / Cats: Yes; Dogs: Yes		6
Unfinished Floor Area: 0	# or % Rentals: 100%		7
Grand Total Floor Area: 1,050			8

Listing Broker(s): Royal LePage Sterling Realty

Brimley Mews, located in north Port Coquitlam, walking distance to transit, shopping and schools. North South facing townhome in complex of 81 units. Underground parking and storage locker. Total of two bedrooms, two bathrooms. Master has great ensuite. Bright unit. Perfect for first time home buyer.

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Port Coquitlam, Central Pt Coquitlam Residential Attached
214 2627 SHAUGHNESSY ST, V3C OE1 MLS# V1109849 **Active**



List Price: \$299,900 Previous Price: \$309,900

Subdiv/Complex: VILLAGIO

Frontage:	Approx Yr Blt:	2008	PID:	027-624-498
Depth/Size:			Type:	Apartment/Condo
Lot SqFt: 0	Age at List Date:	7	Zoning:	RES
Exposure:	Bedrooms:	2	Taxes:	\$1,908 (2014)
Stories in Bldg:	Bathrooms:	2	GST/HST Incl?:	
Flood Plain: No	Full Baths:	2	Tax Incl Utilities:	No
Meas. Type: Feet	Half Baths:	0	Apprvl Reqd:	
Fixtures Lsd: N				
Fixt Removed: N				
View: Y - Courtyard				

Style of Home:	Upper Unit	Total Parking:	1	Covered Parking:	1
Construction:	Frame - Wood	Parking Access:	Rear		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage Underbuilding		
Exterior:	Mixed, Brick				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Torch-On	Dist to Public Trans:	Close	Dist to School/Bus:	Close
Renovations:		Units in Development:		Total Units in Strata:	
Flooring:	Laminate, Mixed	Locker:	Yes		
Water Supply:	City/Municipal	Possession:	TBA		
Heat/Fuel:	Baseboard, Electric	Title to Land:	Freehold Strata		
No. of Fireplaces:	1	Seller's Interest:	Court Ordered Sale		
Fireplace Fuel:	Electric	Mortgage Info:			
Outdoor Area:	Balcony(s)				
Mngmt Co:	Baywest	Property Disclosure:	N - Court Ordered Sale		
Mngmt Ph:	604-591-6060	Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Allowed w/Restrictions		
Maint Fee:	\$283.00				

Maint Charge Incl: Gardening, Garbage Pickup, Management, Recreation Facility

Legal: PL BCS3019 LT 1 DL 379 LD 36 GROUP 1, TOGETHER WITH AN INTEREST IN THE COMMONPROPERTY IN PROPORTION

Amenities: Elevator, Exercise Centre, In Suite Laundry, Wheelchair Access

Features Incl: Intercom, Smoke Alarm, Sprinkler - Fire

Site Influences: Central Location, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	14' X 12'						
Main F.	Dining	10' X 8'						
Main F.	Kitchen	12' X 12'						
Main F.	Master Bedroom	13' X 11'						
Main F.	Bedroom	12'6 X 9'4						

Floor Area (SqFt):	Total # Rooms:	5	Bathrooms
Finished Floor Area Main: 1,073	Finished Levels:	1	1 4 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Up: 0	Basement Area:	None	2 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Down: 0			3
Finished Floor Area Bsmt: 0	Bsmt Height:		4
Total Finished Floor Area: 1,073	Restricted Age:		5
	# Pets / Cats; Dogs:		6
Unfinished Floor Area: 0	# or % Rentals:		7
Grand Total Floor Area: 1,073			8

Listing Broker(s): RE/MAX Crest Realty

Near new 2 bedroom, 2 bathroom condo with 1 parking stall. Located in the heart of Port Coquitlam and situated on the quiet side of the complex overlooking the courtyard. Covered private balcony ideal for b-b-q. Laminated floors, countertops, Crown moldings and baseboards and much more. Close to Lions Park, Westcoast Express, Starbucks, banks and all other amenities. Shows like new and easy to view. Pets and rentals allowed with restrictions.

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Port Coquitlam, Central Pt Coquitlam Residential Attached
112 2450 HAWTHORNE AV, V3C 6B3 MLS# V1094722 **Active**



List Price: \$319,900 Previous Price: \$324,800

Subdiv/Complex:
 Frontage: Approx Yr Blt: 1991 PID: 017-638-623
 Depth/Size: Type: Townhouse
 Lot SqFt: 0 Age at List Date: 23 Zoning: T/H
 Exposure: Bedrooms: 3 Taxes: \$2,012 (2014)
 Stories in Bldg: Bathrooms: 3 GST/HST Incl?:
 Flood Plain: Full Baths: 2 Tax Incl Utilities: No
 Meas. Type: Half Baths: 1 Apprvl Reqd:
 Fixtures Lsd:
 Fixt Removed:
 View:

Style of Home: 2 Storey w/Bsmt.	Total Parking:	Covered Parking: 2
Construction: Frame - Wood	Parking Access: Front	
Foundation: Concrete Perimeter	Parking Facilities: Garage; Double	
Exterior: Vinyl		
Rain Screen:	R/I Plumbing:	
Type of Roof: Asphalt	Dist to Public Trans:	Dist to School/Bus: 1/2 BLK
Renovations:	Units in Development:	Total Units in Strata:
Flooring: Laminate, Wall/Wall/Mixed	Locker:	
Water Supply: City/Municipal	Possession:	
Heat/Fuel: Baseboard, Electric, Natural Gas	Title to Land: Freehold Strata	
No. of Fireplaces: 1 R/I Fireplaces:	Seller's Interest: Court Ordered Sale	
Fireplace Fuel: Gas - Natural	Mortgage Info: \$0	
Outdoor Area: Patio(s) & Deck(s)	Property Disclosure: N - COURT ORDERED SALE	
Mngmt Co: SOUTHVIEW MANAGEMENT	Bylaw Restrictions: Pets Allowed w/Rest., Rentals Allowed w/Restrictions	
Mngmt Ph: 604-270-8811	Maint Fee: \$249.73	

Maint Charge Incl: Gardening, Garbage Pickup, Snow removal

Legal: PL NWS3363 LT 112 DL 174 LD 36 WITH AN INTEREST IN THE COMMONPROPERTY IN PROPORT
 Amenities: In Suite Laundry
 Features Incl:

Site Influences: Central Location, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	14'9 X 13'						
Main F.	Dining	11' X 9'						
Main F.	Kitchen	9'9 X 8'5						
Main F.	Eating Area	13'3 X 6'3						
Above	Master Bedroom	15'6 X 10'10						
Above	Bedroom	9'9 X 9'7						
Above	Bedroom	9'10 X 9'6						
Below	Recreation Room	12' X 9'7						

Floor Area (SqFt):	Total # Rooms: 8	Bathrooms
Finished Floor Area Main: 594	Finished Levels: 3	1 4 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Up: 654	Basement Area: Part, Fully Finished	2 4 Piece; Ensuite: N; Level: Above
Finished Floor Area Down: 265		3 2 Piece; Ensuite: N; Level: Below
Finished Floor Area Bsmt: 0	Bsmt Height: 4	
Total Finished Floor Area: 1,513	Restricted Age: 5	
	# Pets / Cats; Dogs: 6	
Unfinished Floor Area: 0	# or % Rentals: 7	
Grand Total Floor Area: 1,513		8

Listing Broker(s): Sutton Premier Realty

Welcome Home!! This lovely 3 bedroom & Rec room with 2 1/2 bathroom home is located in a great complex near WC Express, schools, park and shopping. The cozy living room with gas fireplace opens to the dining room with an access to the deck, ideal for BBQ. The kitchen is large & bright with lots of counter space. Three bedrooms up, master with private bath. Full bath in hallway close to the 2 bedrooms and in the walk out basement there is a rec room and 1/2 bathroom which could be used as a 4th bedroom and a lot of storage which leads to the yard. There are lots of windows in this house that makes it very bright and lots of potential to make it the way you like. Hurry up!

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Port Coquitlam, Mary Hill Residential Attached
20 2488 PITT RIVER RD, V3C 1R9 **Active**
 MLS# V1106167



List Price: \$327,500 Previous Price: \$346,500

Subdiv/Complex: NEW CASTLE ESTATES

Frontage:	Approx Yr Blt:	1999	PID:	024-366-358
Depth/Size:			Type:	Townhouse
Lot SqFt:	Age at List Date:	16	Zoning:	STRATA
Exposure:	Bedrooms:	3	Taxes:	\$1,987 (2014)
Stories in Bldg:	Bathrooms:	2	GST/HST Incl?:	
Flood Plain:	Full Baths:	2	Tax Incl Utilities:	No
Meas. Type:	Half Baths:	0	Apprvl Reqd:	No
Fixtures Lsd:				
Fixt Removed:				
View:				

Style of Home:	3 Storey, Loft/Warehouse Conv.	Total Parking:	2	Covered Parking:	2
Construction:	Frame - Wood	Parking Access:	Front		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Double		
Exterior:	Vinyl, Wood				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Asphalt, Torch-On	Dist to Public Trans:	1 BLK	Dist to School/Bus:	1 BLK
Renovations:		Units in Development:		Total Units in Strata:	32
Flooring:	Mixed	Locker:			
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Electric	Title to Land:	Freehold Strata		
No. of Fireplaces:	1	Seller's Interest:	Court Ordered Sale		
Fireplace Fuel:	Gas - Natural	Mortgage Info:	\$0		
Outdoor Area:	Patio(s), Fenced Yard	Property Disclosure:	N - SELLER NEVER LIVED IN UNIT		
Mngmt Co:	QUAY PACIFIC	Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Not Allowed		
Mngmt Ph:	604-521-0876	Maint Fee:	\$235.00		

Maint Charge Incl: Gardening, Garbage Pickup, Management, Snow removal

Legal: PL LMS3784 LT 5 DL 174 LD 36 THE STRATA LOT AS SHOWN ON FORM 1.
 Amenities: None
 Features Incl:

Site Influences: Central Location, Recreation Nearby, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	17'8 X 12'5						
Main F.	Kitchen	11'8 X 9'						
Main F.	Dining	9'11 X 7'10						
Main F.	Nook	6'10 X 6'						
Above	Master Bedroom	15'2 X 11'7						
Above	Bedroom	11'8 X 9'8						
Above	Bedroom	12'2 X 9'						
Below	Recreation Room	17'8 X 9'8						

Floor Area (SqFt):	Total # Rooms:	8	Bathrooms
Finished Floor Area Main:	Finished Levels:	3	1 4 Piece; Ensuite: N; Level: Above
Finished Floor Area Up:	Basement Area:	Part, Fully Finished	2 4 Piece; Ensuite: N; Level: Above
Finished Floor Area Down:			3
Finished Floor Area Bsmt:	Bsmt Height:		4
Total Finished Floor Area:	Restricted Age:		5
	# Pets / Cats; Dogs:	2	6
Unfinished Floor Area:	# or % Rentals:		7
Grand Total Floor Area:			8

Listing Broker(s): RE/MAX All Points Realty Grp.

Bright and spacious corner unit with lots of natural light from the many windows in the kitchen, eating area, living & dining rooms. Three spacious bedrooms up! Enjoy the mountain views from the balcony! The downstairs rec room opens t o a patio & fenced yard. Complex was rainscreened in '08 - still under warranty. Extensive work incl: new gutters & drainage troughs below shingles, new decks & black iron railings. This family friendly complex is walking distance to Riverside Sec. & Central Elem. Close to transit, Gates park, Trabouley walking trail, tennis court, shopping, library + WestCoast Express. Easy access to Lougheed & Hwy 1. **Open House** Sun. May 3, 11:00 am to 12:30 pm