



Presented by:  
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**Active**  
**R2678167**  
 Board: V  
 Townhouse

## 22 3476 COAST MERIDIAN ROAD

Port Coquitlam  
 Lincoln Park PQ  
 V3B 7H6

Residential Attached

**\$899,000** (LP)

(SP)



Sold Date: If new, GST/HST inc?: **No** Original Price: **\$899,000**  
 Meas. Type: Bedrooms: **3** Approx. Year Built: **1989**  
 Frontage(feet): Bathrooms: **2** Age: **33**  
 Frontage(metres): Full Baths: **1** Zoning: **MF**  
 Depth / Size (ft.): Half Baths: **1** Gross Taxes: **\$2,281.86**  
 Sq. Footage: **0.00** For Tax Year: **2021**  
 Flood Plain: **No** P.I.D.: **013-929-151** Tax Inc. Utilities?: **No**  
 View: **No** Tour: **Virtual Tour URL**  
 Complex / Subdiv: **Laurier Mews**  
 Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Water**

Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

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

Renovations:  
 # of Fireplaces: **1** R.I. Fireplaces:  
 Fireplace Fuel: **Gas - Natural**  
 Fuel/Heating: **Forced Air, Natural Gas**  
 Outdoor Area: **Balcony(s)**  
 Type of Roof: **Asphalt**

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

Total Parking: **2** Covered Parking: **2** Parking Access: **Rear**  
 Parking: **Garage; Double**  
 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 22, PLAN NWS2990, SECTION 6, TOWNSHIP 40, 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: **In Suite Laundry**

Site Influences:  
 Features:

Finished Floor (Main): **597**  
 Finished Floor (Above): **587**  
 Finished Floor (AbvMain2): **0**  
 Finished Floor (Below): **240**  
 Finished Floor (Basement): **0**  
 Finished Floor (Total): **1,424 sq. ft.**  
 Unfinished Floor: **0**  
 Grand Total: **1,424 sq. ft.**

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

Units in Development:  
 Exposure:  
 Mgmt. Co's Name: **Profile Properties**  
 Maint Fee: **\$335.57**  
 Maint Fee Includes: **Garbage Pickup, Gardening, Management**

Tot Units in Strata: **24** Locker: **No**  
 Storeys in Building: **3**  
 Mgmt. Co's #: **604-464-7548**  
 Council/Park Apprv?: **No**

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Not Allowed**

Restricted Age: # of Pets: **2** Cats: **Yes** Dogs: **Yes**  
 # or % of Rentals Allowed:  
 Short Term(<1yr)Rnt/Lse Alwd?: **No**  
 Short Term Lse-Details:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	14'11 x 19'9			x	1	Main	2	No
Main	Dining Room	8'10 x 9'8			x	2	Above	4	No
Main	Kitchen	9'0 x 12'9			x	3			
Above	Master Bedroom	13'2 x 13'4			x	4			
Above	Bedroom	8'9 x 11'3			x	5			
Above	Bedroom	9'1 x 13'3			x	6			
Below	Office	14'10 x 8'8			x	7			
		x			x	8			

Listing Broker(s): **Park Georgia Realty Ltd.**

**Court order sale, 3 level t-home, 3 bedrooms, gas fireplace, 1.5 baths, office area, needs some updating. Double garage, close to schools, shopping, and recreation center. Allow time for showings.**