



Presented by:  
**Mylyne Santos PREC\***

**Mylyne & Associates**  
Stonehaus Realty Corp.  
Phone: 604-723-2000  
<http://www.mylyne.com>  
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**Active**  
**R3056253**

Board: V  
Apartment/Condo

**108 200 WESTHILL PLACE**

Port Moody  
College Park PM  
V3H 1V2

Residential Attached

**\$365,000** (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$365,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>1</b>	Approx. Year Built: <b>1970</b>
Frontage(feet):	Bathrooms: <b>1</b>	Age: <b>55</b>
Frontage(metres):	Full Baths: <b>1</b>	Zoning: <b>RES</b>
Depth / Size (ft.):	Half Baths: <b>0</b>	Gross Taxes: <b>\$1,662.26</b>
Sq. Footage: <b>0.00</b>		For Tax Year: <b>2025</b>
Flood Plain:	P.I.D.: <b>001-163-787</b>	Tax Inc. Utilities?: <b>No</b>
View: <b>Yes : TREES OFF PATIO</b>		Tour:
Complex / Subdiv: <b>WESTHILL PLACE</b>		
First Nation:		
Services Connctd: <b>Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

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

Renovations: **Partly**  
# of Fireplaces: R.I. Fireplaces:  
Fireplace Fuel:  
Fuel/Heating: **Baseboard, Hot Water**  
Outdoor Area: **Balcony(s)**  
Type of Roof: **Other**

Reno. Year: **2024**  
Rain Screen:  
Metered Water:  
R.I. Plumbing: **No**

Total Parking: **1** Covered Parking: Parking Access:  
Parking: **Open, Visitor Parking**  
Dist. to Public Transit: **CLOSE** Dist. to School Bus: **CLOSE**  
Title to Land: **Freehold Strata**  
Property Disc.: **No**  
Fixtures Leased: **: SOLD AS IS WHERE IS AT TIME OF POSSESSION**  
Fixtures Rmvd: **: SOLD AS IS WHERE IS AT TIME OF POSSESSION**  
Floor Finish: **Tile, Wall/Wall/Mixed**

Legal: **STRATA LOT 4 DISTRICT LOT 268 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW185 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1**

Amenities: **Shared Laundry**

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

Finished Floor (Main): <b>617</b>	Units in Development: <b>149</b>	Tot Units in Strata: Locker: <b>No</b>
Finished Floor (Above): <b>0</b>	Exposure:	Storeys in Building: <b>3</b>
Finished Floor (AbvMain2): <b>0</b>	Mgmt. Co's Name: <b>First Service Residential</b>	Mgmt. Co's #: <b>604-683-8900</b>
Finished Floor (Below): <b>0</b>	Maint Fee: <b>\$344.80</b>	Council/Park Apprv?: <b>No</b>
Finished Floor (Basement): <b>0</b>	Maint Fee Includes: <b>Caretaker, Gardening, Heat, Hot Water, Management, Snow removal</b>	
Finished Floor (Total): <b>617 sq. ft.</b>		
Unfinished Floor: <b>0</b>		
Grand Total: <b>617 sq. ft.</b>	Bylaws Restrictions: <b>No Restrictions</b>	
Suite: <b>None</b>	Restricted Age:	# of Pets: Cats: <b>Yes</b> Dogs: <b>Yes</b>
Basement: <b>None</b>	# or % of Rentals Allowed:	
Crawl/Bsmt. Ht: # of Levels: <b>1</b>	Short Term (<1yr) Rnt/Lse Alwd?: <b>No</b>	
# of Kitchens: <b>1</b>	Short Term Lse-Details:	

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

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

**WOW!! Port Moody-the city of parks, trails and ocean side recreation. Nestled in the trees is this ground level 1 bedroom apartment, perfect for the first time buyer or investor. What a great ground level unit on the quiet side of the building. Unit features an updated bath, laminate floors, large in suite storage room with barn doors. What a rare find with this unit, you will enjoy sitting on the balcony surrounded by trees enjoying mother nature. Well managed building with some recent updates completed. Unit offers a in suite storage, large bedroom and formal area, slider door to balcony. Just a short walk to Seaview Elementary and close to transit. just a short drive to brewery row where you can enjoy your favourite craft brewery, easy access to SFU, Skytrain and shopping.**



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**Active**  
**R3058763**

Board: V  
Apartment/Condo

**306 2958 SILVER SPRINGS BOULEVARD**

Coquitlam  
Westwood Plateau  
V3E 3R9

Residential Attached

**\$499,000** (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$499,000</b>
Meas. Type:	Bedrooms: <b>1</b>	Approx. Year Built: <b>2005</b>
Frontage(feet):	Bathrooms: <b>1</b>	Age: <b>20</b>
Frontage(metres):	Full Baths: <b>1</b>	Zoning: <b>RM6</b>
Depth / Size (ft.):	Half Baths: <b>0</b>	Gross Taxes: <b>\$1,890.00</b>
Sq. Footage: <b>0.00</b>		For Tax Year: <b>2024</b>
Flood Plain: <b>Yes</b>	P.I.D.: <b>026-278-251</b>	Tax Inc. Utilities?: <b>No</b>
View: <b>:</b>		Tour:
Complex / Subdiv:		
First Nation		
Services Connctd: <b>Electricity, Natural Gas, Sanitary Sewer, Water</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>Community</b>	

Style of Home: **1 Storey**  
Construction: **Frame - Wood**  
Exterior: **Mixed**  
Foundation: **Concrete Perimeter**

Renovations:  
# of Fireplaces: **R.I. Fireplaces:**  
Fireplace Fuel:  
Fuel/Heating: **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:  
Parking: **Garage Underbuilding**  
Dist. to Public Transit:  
Title to Land: **Freehold Strata**  
Property Disc.: **No**  
Fixtures Leased: **:**  
Fixtures Rmvd: **:**  
Floor Finish: **Wall/Wall/Mixed**

Legal: **STRATA LOT 31, PLAN BCS1293, SECTION 14, TOWNSHIP 39, 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: **Club House, In Suite Laundry, Pool; Outdoor**

Site Influences:  
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main): **753**  
Finished Floor (Above): **0**  
Finished Floor (AbvMain2): **0**  
Finished Floor (Below): **0**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **753 sq. ft.**  
Unfinished Floor: **0**  
Grand Total: **753 sq. ft.**

Units in Development: **237**  
Exposure:  
Mgmt. Co's Name:  
Maint Fee: **\$371.63**  
Maint Fee Includes: **Caretaker, Gardening, Gas, Hot Water, Management, Recreation Facility**

Tot Units in Strata: **237** Locker:  
Storeys in Building: **4**  
Mgmt. Co's #:  
Council/Park Apprv?:

Suite:  
Basement: **None**  
Crawl/Bsmt. Ht: **# of Levels: 1**  
# of Kitchens: **1** **# of Rooms: 5**

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
Main	Living Room	11'10 x 12'10
Main	Dining Room	9'10 x 8'2
Main	Kitchen	9' x 9'
Main	Primary Bedroom	13'5 x 14'8
Main	Den	6'9 x 7'5
		x
		x
		x

Floor	Type	Dimensions
		x
		x
		x
		x
		x
		x
		x

Bath	Floor	# of Pieces	Ensuite?
1	Main	4	Yes
2			
3			
4			
5			
6			
7			
8			

Listing Broker(s): **Sutton Group - 1st West Realty**

**Welcome to The Tamarisk by Polygon in Silver Springs, Coquitlam—offering outstanding value for your dollar! This bright 1 bedroom + den home features an open layout with a cozy fireplace, spacious living/dining area, and a private deck facing the quiet side. The kitchen includes a gas range, ample cabinets, and laminate floors. The primary bedroom offers a walk-in closet and relaxing soaker tub, with a versatile den ideal for a home office. Enjoy resort-style amenities: outdoor pool, hot tub, clubhouse, and fitness centre. Steps to SkyTrain, Coquitlam Centre, Lafarge Lake, Douglas College, and more!**



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**Active**  
**R3064845**  
Board: V  
Apartment/Condo

**908 1196 PIPELINE ROAD**

Coquitlam  
North Coquitlam  
V3B 7Z6

Residential Attached

**\$699,000** (LP)   
(SP)



Sold Date:	If new, GST/HST inc?: <b>No</b>	Original Price: <b>\$699,000</b>
Meas. Type:	Bedrooms: <b>2</b>	Approx. Year Built: <b>1998</b>
Frontage(feet):	Bathrooms: <b>2</b>	Age: <b>27</b>
Frontage(metres):	Full Baths: <b>2</b>	Zoning: <b>RM5</b>
Depth / Size (ft.):	Half Baths: <b>0</b>	Gross Taxes: <b>\$2,400.37</b>
Sq. Footage: <b>0.00</b>		For Tax Year: <b>2024</b>
Flood Plain:	P.I.D.: <b>024-160-067</b>	Tax Inc. Utilities?: <b>No</b>
View: <b>Yes : MOUNTAIN AND CITY VIEW</b>		Tour: <b>Virtual Tour URL</b>
Complex / Subdiv: <b>THE HUDSON</b>		
First Nation:		
Services Connctd: <b>Electricity, Sanitary Sewer, Storm Sewer, Water</b>		
Sewer Type: <b>Sanitation</b>	Water Supply: <b>City/Municipal</b>	

Style of Home: **Corner Unit, Upper Unit**  
Construction: **Concrete**  
Exterior: **Concrete**  
Foundation: **Concrete Perimeter**

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

Reno. Year: **2020**  
Rain Screen:  
Metered Water:  
R.I. Plumbing:

Total Parking: **2** Covered Parking: **2** Parking Access: **Front**  
Parking: **Garage Underbuilding, Open, Visitor Parking**  
Dist. to Public Transit: **WALK** Dist. to School Bus: **WALK**  
Title to Land: **Freehold Strata**  
Property Disc.: **Yes**  
Fixtures Leased: **No :**  
Fixtures Rmvd: **No :**  
Floor Finish: **Laminate, Wall/Wall/Mixed**

Legal: **STRATA LOT 82, PLAN LMS3256, SECTION 11, TOWNSHIP 39, 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: **Elevator, Exercise Centre, Garden, In Suite Laundry, Pool; Indoor, Sauna/Steam Room, Wheelchair Access**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Intercom, Sprinkler - Fire, Windows - Thermo**

Finished Floor (Main): <b>1,211</b>	Units in Development: <b>135</b>	Tot Units in Strata: <b>135</b>	Locker: <b>Yes</b>
Finished Floor (Above): <b>0</b>	Exposure:	Storeys in Building: <b>20</b>	
Finished Floor (AbvMain2): <b>0</b>	Mgmt. Co's Name: <b>ASCENT</b>	Mgmt. Co's #: <b>604-431-1800</b>	
Finished Floor (Below): <b>0</b>	Maint Fee: <b>\$556.92</b>	Council/Park Apprv?:	
Finished Floor (Basement): <b>0</b>	Maint Fee Includes: <b>Garbage Pickup, Gardening, Hot Water, Management, Recreation Facility, Snow removal</b>		
Finished Floor (Total): <b>1,211 sq. ft.</b>			
Unfinished Floor: <b>0</b>			
Grand Total: <b>1,211 sq. ft.</b>	Bylaws Restrictions: <b>Pets Allowed w/Rest., Rentals Allowed</b>		

Suite: <b>None</b>	Restricted Age:	# of Pets: <b>2</b>	Cats: <b>Yes</b> Dogs: <b>Yes</b>
Basement: <b>None</b>	# or % of Rentals Allowed:		
Crawl/Bsmt. Ht:	Short Term (<1yr)Rnt/Lse Alwd?: <b>No</b>		
# of Kitchens: <b>1</b>	Short Term Lse-Details:		
# of Levels: <b>1</b>			
# of Rooms: <b>5</b>			

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

Listing Broker(s): **LeHomes Realty Premier**

**Welcome to the well maintained 2 Beds 2 Bath offering spacious, quiet and bright 1211 sf corner lot with stunning mountain and city views. Located in the heart of Coquitlam center steps to Coquitlam shopping mall center, Skytrain, Library, Lafarge Lake, Douglas college, Glen Park and off leash dog park. There are all levels of school nearby. Strata just build re-piping recently; good amenities access to indoor swimming pool and gym. Ready to move in! Open house Sat (Nov 8) at 2-4:00 pm**





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**Active**  
**R3057246**

Board: V  
Apartment/Condo

**4307 567 CLARKE ROAD**

Coquitlam  
Coquitlam West  
V3J 3Y2

Residential Attached

**\$729,900** (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$729,900</b>
Meas. Type:	Bedrooms: <b>2</b>	Approx. Year Built: <b>2021</b>
Frontage(feet):	Bathrooms: <b>2</b>	Age: <b>4</b>
Frontage(metres):	Full Baths: <b>2</b>	Zoning: <b>C-7</b>
Depth / Size (ft.):	Half Baths: <b>0</b>	Gross Taxes: <b>\$2,121.43</b>
Sq. Footage: <b>0.00</b>		For Tax Year: <b>2022</b>
Flood Plain: <b>No</b>	P.I.D.: <b>031-518-737</b>	Tax Inc. Utilities?: <b>No</b>
View: <b>Yes : Fantastic South/ West sweeping</b>		Tour: <b>Virtual Tour URL</b>
Complex / Subdiv: <b>567 Clarke + Como</b>		
First Nation		
Services Connctd: <b>Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

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**

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

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.: **Yes**  
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 DISTRICT STRATA 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): <b>850</b>	Units in Development: <b>364</b>	Tot Units in Strata: <b>49</b>	Locker: <b>Yes</b>
Finished Floor (Above): <b>0</b>	Exposure:	Storeys in Building: <b>49</b>	
Finished Floor (AbvMain2): <b>0</b>	Mgmt. Co's Name: <b>Rancho Management</b>	Mgmt. Co's #: <b>604-684-4508</b>	
Finished Floor (Below): <b>0</b>	Maint Fee: <b>\$470.00</b>	Council/Park Apprv?: <b>No</b>	
Finished Floor (Basement): <b>0</b>	Maint Fee Includes: <b>Caretaker, Garbage Pickup, Gardening, Gas, Hot Water, Management, Recreation Facility</b>		
Finished Floor (Total): <b>850 sq. ft.</b>			
Unfinished Floor: <b>0</b>			
Grand Total: <b>850 sq. ft.</b>	Bylaws Restrictions: <b>Pets Allowed w/Rest., Rentals Allowed</b>		

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

Restricted Age: # of Pets: **2** Cats: **Yes** Dogs: **Yes**  
# or % of Rentals Allowed: **100% %**  
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	18'1 x 10'6			x	1	Main	4	Yes
Main	Kitchen	12'7 x 8'2			x	2	Main	4	No
Main	Foyer	4'0 x 5'4			x	3			No
Main	Den	6'3 x 5'5			x	4			No
Main	Primary Bedroom	10'0 x 10'8			x	5			No
Main	Walk-In Closet	6'8 x 4'4			x	6			No
Main	Bedroom	9'0 x 8'3			x	7			No
		x			x	8			No

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. Located right across the street from Evergreen Burquitlam station. Open Sunday Oct 19 2-4pm**



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**Active**  
**R3062808**

Board: V  
Townhouse

**208 80 ELGIN STREET**

Port Moody  
Port Moody Centre  
V3H 0M6

Residential Attached

**\$959,000** (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$959,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>2</b>	Approx. Year Built: <b>2022</b>
Frontage(feet):	Bathrooms: <b>3</b>	Age: <b>3</b>
Frontage(metres):	Full Baths: <b>2</b>	Zoning: <b>TWNHSE</b>
Depth / Size (ft.):	Half Baths: <b>1</b>	Gross Taxes: <b>\$3,570.41</b>
Sq. Footage: <b>0.00</b>		For Tax Year: <b>2024</b>
Flood Plain:	P.I.D.: <b>031-759-149</b>	Tax Inc. Utilities?: <b>No</b>
View: <b>Yes : PARTIAL MOUNTAIN +INLET</b>		Tour: <b>Virtual Tour URL</b>
Complex / Subdiv: <b>SOPHIA LIVING</b>		
First Nation:		
Services Connctd: <b>Community, Electricity, Sanitary Sewer, Storm Sewer, Water</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

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:  
Dist. to School Bus:  
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	Above	3	No
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.**



Presented by:  
**Mylyne Santos PREC\***

**Mylyne & Associates**  
Stonehaus Realty Corp.  
Phone: 604-723-2000  
http://www.mylyne.com  
info@mylyne.com



**Active**  
**R3018412**

Board: V  
Townhouse

**103 1290 MITCHELL STREET**

Coquitlam  
Burke Mountain  
V3E 0N9

Residential Attached

**\$1,199,000 (LP)**

(SP)



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

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): <b>818</b>			Units in Development: <b>100</b>			Tot Units in Strata: <b>100</b>			Locker:		
Finished Floor (Above): <b>738</b>			Exposure:			Storeys in Building: <b>3</b>					
Finished Floor (AbvMain2): <b>0</b>			Mgmt. Co's Name: <b>AWM Alliance</b>			Mgmt. Co's #: <b>604-685-3227</b>					
Finished Floor (Below): <b>317</b>			Maint Fee: <b>\$420.44</b>			Council/Park Apprv?:					
Finished Floor (Basement): <b>0</b>			Maint Fee Includes: <b>Garbage Pickup, Gardening, Management, Recreation Facility, Snow removal</b>								
Finished Floor (Total): <b>1,873 sq. ft.</b>											
Unfinished Floor: <b>0</b>											
Grand Total: <b>1,873 sq. ft.</b>			Bylaws Restrictions: <b>Pets Allowed w/Rest., Rentals Allwd w/Restrctns</b>								
Suite:			Restricted Age:			# of Pets: <b>2</b>			Cats: <b>Yes</b> Dogs: <b>Yes</b>		
Basement: <b>None</b>			# or % of Rentals Allowed:								
Crawl/Bsmt. Ht:			Short Term(<1yr)Rnt/Lse Alwd?: <b>No</b>								
# of Kitchens: <b>1</b>			Short Term Lse-Details:								
# of Levels: <b>3</b>											
# of Rooms: <b>12</b>											
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, Oct 26, 2-4 pm**