



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

**Mylyne & Associates**  
Stonehaus Realty Corp.  
Phone: 604-723-2000  
<http://www.mylyne.com>  
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**Active**  
**R3023808**  
Board: V  
Apartment/Condo

**4307 567 CLARKE ROAD**

Coquitlam  
Coquitlam West  
V3J 3Y2

Residential Attached

**\$749,900** (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$799,900</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.: **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): <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>\$523.89</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 Westminster, 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.**



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**Active**  
**R3031793**  
Board: V  
Apartment/Condo

**101 180 RAVINE DRIVE**

Port Moody  
Heritage Mountain  
V3H 4Z3

Residential Attached

**\$825,000** (LP)

(SP)



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

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 dates announced, please call your Realtor. 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.**



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**Active**  
**R3035938**

Board: V  
Townhouse

**103D 3655 SHAUGHNESSY STREET**

Port Coquitlam  
Glenwood PQ  
V3B 6C8

Residential Attached

**\$849,800** (LP)   
(SP)



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

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): <b>691</b>			Units in Development: <b>32</b>			Tot Units in Strata: <b>32</b>			Locker: <b>No</b>				
Finished Floor (Above): <b>740</b>			Exposure: <b>South</b>			Storeys in Building: <b>2</b>							
Finished Floor (AbvMain2): <b>0</b>			Mgmt. Co's Name: <b>FORT PARK PROP MANAGEMENT</b>			Mgmt. Co's #: <b>604-447-7275</b>							
Finished Floor (Below): <b>0</b>			Maint Fee: <b>\$426.82</b>			Council/Park Apprv?: <b>No</b>							
Finished Floor (Basement): <b>0</b>			Maint Fee Includes: <b>Garbage Pickup, Gardening, Management, Snow removal</b>										
Finished Floor (Total): <b>1,431 sq. ft.</b>													
Unfinished Floor: <b>0</b>													
Grand Total: <b>1,431 sq. ft.</b>			Bylaws Restrictions: <b>Pets Allowed w/Rest., Rentals Allwd w/Restrctns</b>										
Suite: <b>None</b> Basement: <b>None</b> Crawl/Bsmt. Ht: <b># of Levels: 2</b> # of Kitchens: <b>1</b>  # of Levels: <b>2</b> # of Rooms: <b>11</b>			Restricted Age:						# of Pets: <b>2</b>			Cats: <b>Yes</b> Dogs: <b>Yes</b>	
			# or % of Rentals Allowed:										
			Short Term(<1yr)Rnt/Lse Alwd?: <b>No</b>										
			Short Term Lse-Details:										
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. -cared for. 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. Such a quiet spot in the complex. 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. Parking;1 car garage with driveway parking available with vehicle size restrictions.OPEN HOUSES October 4&5 2-4pm**





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**Active**  
**R3030587**

Board: V  
Townhouse

**208 80 ELGIN STREET**

Port Moody  
Port Moody Centre  
V3H 0M6

Residential Attached

**\$974,900** (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$989,000</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.**



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**Active**  
**R3018412**

Board: V  
Townhouse

**103 1290 MITCHELL STREET**

Coquitlam  
Burke Mountain  
V3E 0N9

Residential Attached

**\$1,248,000** (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:  
Dist. to School Bus:  
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 5, 2-4 pm**