

R2500729
Townhouse

22 2450 LOBB AVENUE
Port Coquitlam
Mary Hill
V3C 6G8

Residential Attached



Depth/Size (ft.): Frontage (ft.): Approx. Yr Built: **1994**
 Bedrooms: **3** Age: **26**
 Lot Area Bathrooms: **3** Zoning: **RM3**
 Flood Plain: **Yes** Full Baths: **2** Gross Taxes: **\$2,710.90**
 Rear Yard Half Baths: **1** For Tax Year: **2020**
 Exp: Maint. Fee: **\$290.00** P.I.D.: **018-419-682**
 Mgmt. Co's Name: **PROFILE PROPERTIES**
 Mgmt. Co's Phone: **604-464-7548**
 View: **No**
 Complex / Subdiv: **SOUTHSIDE ESTATES**
 Services Connected: **Electricity,Natural Gas,Sanitary Sewer,Water**

Style of Home: **3 Storey,End Unit**
 Construction: **Frame - Wood**
 Exterior: **Brick,Vinyl**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **1**
 Fireplace Fuel: **Gas - Natural**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Electric,Natural Gas**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s),Fenced Yard**
 Type of Roof: **Asphalt**

Total Units in Strata: **82**
 Total Parking: **2** Covered Parking: **2** Parking Access:
 Parking: **Garage; Double**
 Dist. to Transit: Dist to School Bus:
 Title to Land: **Freehold Strata**
 Property Disc.: **Yes**
 PAD Rental:
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Wall/Wall/Mixed**

Maint Fee Inc: **Garbage Pickup,Gardening,Management**
 Legal: **STRATA LOT 34 DISTRICT LOT 174 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN LMS8**
 Amenities: **Club House,In Suite Laundry,Playground**
 Site Influences: **Recreation Nearby,Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stv e/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	11' x 10'			x			x
Main	Eating Area	8' x 6'			x			x
Main	Dining Room	10' x 10'			x			x
Main	Living Room	14' x 13'			x			x
Above	Master Bedroom	10' x 12'			x			x
Above	Bedroom	10' x 10'			x			x
Above	Bedroom	10' x 10'			x			x
Below	Recreation Room	13' x 10'			x			x
		x			x			
		x			x			

Finished Floor (Main):	611	# of Rooms: 8	# of Kitchens: 1	# of Levels: 3	<u>Bath</u>	<u>Floor</u>	<u># of Pieces</u>	<u>Ensuite?</u>
Finished Floor (Above):	608	Crawl/Bsmt. Height:			1	Above	3	Yes
Finished Floor (Below):	284	Restricted Age:			2	Above	4	No
Finished Floor (Basement):	0	# of Pets: Cats: Dogs:			3	Main	2	No
Finished Floor (Total):	1,503 sq. ft.	# or % of Rentals Allowed:			4			No
Unfinished Floor:	0	Bylaw Restrict: Pets Allowed w/Rest.,Rentals Not Allowed			5			No
Grand Total:	1,503 sq. ft.	Basement: None			6			No
					7			No
					8			No

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

Welcome to South Side Estates! This immaculate 3 story END UNIT side by side garage, features 3 Bedrooms 3 bathrooms, 1503 sqft of living space, fully enclosed backyard and patio with excellent landscaping, all new flooring, paint, window blinds and much more, completely RENOVATED KITCHEN, 2 bathrooms are completely renovated also, and walking distance to elementary school, high school, parks and downtown Port Coquitlam. Call today this one won't last.

The enclosed information, while deemed to be correct, is not guaranteed. PREC* indicates *Personal Real Estate Corporation*.