

R2590554
Townhouse

49 3306 PRINCETON AVENUE
Coquitlam
Burke Mountain
V3E 0M9

Residential Attached
\$1,289,000 (LP)



Depth/Size (ft.): Frontage (ft.): Approx. Yr Built: **2020**
 Bedrooms: **4** Age: **1**
 Lot Area Bathrooms: **5** Zoning: **RT-2**
 Flood Full Baths: **4** Gross Taxes: **\$4,163.09**
 Plain: Half Baths: **1** For Tax Year: **2021**
 Rear Yard Exp: Maint. Fee: **\$281.30** P.I.D.: **031-171-931**
 Mgmt. Co's Name: **Gateway Property Management**
 Mgmt. Co's Phone: **604-635-5000**
 View: **Yes: CITY PARK**
 Complex / Subdiv:
 Services Connected: **Electricity,Natural Gas,Sanitary Sewer,Water**

Style of Home: **Reverse 2 Storey w/Bsmt.**
 Construction: **Frame - Wood**
 Exterior: **Fibre Cement Board,Mixed**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **1**
 Fireplace Fuel: **Electric**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Electric**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
 Type of Roof: **Asphalt**

Total Parking: **2** Covered Parking: **2** Parking Access: **Rear**
 Parking: **Garage; Double**
 Locker: **No**
 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: **Laminate,Wall/Wall/Mixed**

Maint Fee Inc: **Gardening,Management,Snow removal**
 Legal: **STRATA LOT 75, PLAN EPS5658, SECTION 13, TOWNSHIP 39, NEW WESTMINSTER LAND DISTR**
 Amenities: **Playground**
 Site Influences: **Cul-de-Sac,Golf Course Nearby,Private Setting,Private Yard,Recreation Nearby,Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Microwave**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'2 x 10'			x			x
Main	Dining Room	13'3 x 11'			x			x
Main	Kitchen	13'3 x 8'8			x			x
Main	Family Room	13'3 x 11'1			x			x
Above	Master Bedroom	12'5 x 11'6			x			x
Above	Bedroom	10'3 x 9'6			x			x
Above	Bedroom	10'3 x 9'8			x			x
Bsmt	Bedroom	12'0 x 9'11			x			x
		x			x			
		x			x			

Finished Floor (Main):	817	# of Rooms: 8	# of Kitchens: 1	# of Levels: 3	Bath	Floor	# of Pieces	Ensuite?
Finished Floor (Above):	886	Crawl/Bsmt. Height:			1	Main	2	No
Finished Floor (Below):	0	Restricted Age:			2	Above	5	Yes
Finished Floor (Basement):	399	# of Pets: 2 Cats: Yes Dogs: Yes			3	Above	3	Yes
Finished Floor (Total):	2,102 sq. ft.	# or % of Rentals Allowed:			4	Above	4	No
Unfinished Floor:	0	Bylaw Restrict: Pets Allowed,Rentals Allowed			5	Below	4	No
Grand Total:	2,102 sq. ft.	Basement: Part			6			
					7			
					8			

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

RARE PARKSIDE HOME! Just 8 mos. old! This spacious 2,097 sq. ft. 4 bed 4.5 bath home at Polygon's Hadleigh on the Park is part of a collection of Tudor-style townhomes in Coquitlam's Burke Mountain. This PARK FACING home boasts a bright open main floor with expansive windows and mountain views, engineered wood flooring, and deck off the kitchen. Large PRIVATE PATIO facing the beautiful & tranquil park.! The entertainment sized kitchen features a generous central island - perfect for hosting! Enjoy a side-by-side double car garage for added convenience.

The enclosed information, while deemed to be correct, is not guaranteed. Information and measurements should not be relied upon without independent verification. PREC* indicates *Personal Real Estate

Corporation.