

Depth/Size (ft):	Bedrooms: 2	Approx. Year Built: 2016
Frontage (ft):	Bathrooms: 1	Age: 6
Lot Area:	Full Baths: 1	Zoning: APT
Flood Plain:	Half Baths: 0	Gross Taxes: \$1,711.09
Rear Yard Exp:	Maint. Fee: 318.57	For Tax Year: 2022
View: Yes		P.I.D.: 029-902-096

Style of Home: Inside Unit	Parking: Total: 1 - Covered: 1
Construction: Frame - Wood	Covered Parking: 1
Exterior: Other,Stone	Parking Access:
Foundation:	Parking: Garage; Underground
Rain Screen:	Locker: Yes
Renovations:	Units in Dev: - Total Units in Strata: 185
# of Fireplaces: - Fuel:	Distance to:
Water Supply: City/Municipal	Title to Land: Freehold Strata
Fuel/Heating: Electric	Property Disc: Yes
Outdoor Area: Balcony(s)	PAD Rental:
Type of Roof: Asphalt,Other	Fixtures Leased:
Floor Finish: Tile,Vinyl/Linoleum	Fixtures Rmvd: Yes

View: Yes : COQUITLAM RIVER
Mgmt. Company: REMI REALTY INC - 604-530-9944
Complex / Subdiv: ORCHID RIVERSIDE
Services Connected: Electricity,Water
Legal: STRATA LOT 68, PLAN EPS3566, DISTRICT LOT 379, GROUP 1, NEW WESTMINSTER LAND DIS
Amenities: Elevator,Exercise Centre,In Suite Laundry,Recreation Center
Site Influences: Central Location,Greenbelt,Private Setting,Recreation Nearby,Shopping Nearby
Features: ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict: Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s): Macdonald Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16'9 x 13'2			
Main	Dining Room	10'6 x 9'3			
Main	Kitchen	11'8 x 8'6			
Main	Primary Bedroom	8'10 x 10'0			
Main	Walk-In Closet	7'3 x 2'9			
Main	Bedroom	9'1 x 11'11			
Main	Foyer	4'0 x 3'2			

Finished Floor (Main): 700 sqft	# Of Rooms: 7	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above): 0 sqft	# Of Kitchens: 1	Main	4	Yes
Finished Floor (Below): 0 sqft	# Of Levels: 1			
Finished Floor (Bsmt): 0 sqft	Crawl/Bsmt Height:			
Finished Floor (Total): 700 sqft	Basement: None			
Unfinished Floor: 0 sqft	# or % of Rentals Allowed:			
Grand Total: 700 sqft	# Of Pets:			

Welcome to this beautiful and private 2 bedroom/1 bathroom 700sf unit in this 2016 building. This unit faces the peaceful Coquitlam river and is laid out to have flex space by the balcony (see floor plan). Ideal to live in or as an investment. Quartz countertops, stainless steel appliances, vinyl/laminate flooring and open concept dining/living/kitchen. 1 parking/1 storage, rentals are allowed and pets allowed w/restrictions. Guest suite/Meeting room/EV charging station can be booked for personal use. Trails, Gates Park, shopping, Poco Leisure pool/Community Centre are steps away! Book your appointment to see this highly desirable unit.