

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	2	<b>Approx. Year Built:</b>	2014
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	2	<b>Age:</b>	10
<b>Lot Area:</b>		<b>Full Baths:</b>	2	<b>Zoning:</b>	MFD
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$1,923.08
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	350.68	<b>For Tax Year:</b>	2023
<b>View:</b>	Yes			<b>P.I.D.:</b>	029-269-717

<b>Style of Home:</b>	1 Storey	<b>Parking:</b>	Total: 1 - Covered: 1
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	1
<b>Exterior:</b>	Brick,Concrete,Mixed	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Garage Underbuilding
<b>Rain Screen:</b>		<b>Locker:</b>	Yes
<b>Renovations:</b>	Partly	<b>Units in Dev:</b>	46 - Total Units in Strata: 46
<b># of Fireplaces:</b>		<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Baseboard,Electric	<b>Property Disc:</b>	No
<b>Outdoor Area:</b>	Patio(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Torch-On	<b>Fixtures Leased:</b>	
<b>Floor Finish:</b>	Laminate,Tile,Carpet	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	Yes : PARK
<b>Mgmt. Company:</b>	BAYSIDE PROPERTY SERVICES - 604-432-7774
<b>Complex / Subdiv:</b>	THE SPRING
<b>Services Connected:</b>	Electricity
<b>Legal:</b>	STRATA LOT 6, PLAN EPS1882, DISTRICT LOT 289, 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
<b>Amenities:</b>	Bike Room,Club House,Elevator,In Suite Laundry
<b>Site Influences:</b>	Central Location,Recreation Nearby,Shopping Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW
<b>Bylaw Restrict:</b>	Pets Allowed w/Rest.,Rentals Allowed
<b>Listing Broker(s):</b>	Team 3000 Realty Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	5'3 x 4'1			
Main	Kitchen	10'4 x 8'4			
Main	Dining Room	15'8 x 8'7			
Main	Living Room	15'8 x 11'10			
Main	Primary Bedroom	17'3 x 11'1			
Main	Bedroom	10'11 x 8'7			

<b>Finished Floor (Main):</b>	795 sqft	<b># Of Rooms:</b>	6	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	1	Main	4	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	1	Main	3	Yes
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Finished Floor (Total):</b>	795 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>				
<b>Grand Total:</b>	795 sqft	<b># Of Pets:</b>	1 - Cats: Yes, Dogs: Yes			

Welcome to this 795 sq foot 2 Bed 2 bath 2nd bathroom off the Primary Bedroom has been completely renovated with a LARGE walk in glass shower. This beautiful modern open floor plan offers, quartz countertops, undermount sink, stainless steel appliances, wide plank laminate flooring, modern color scheme throughout to give it a contemporary flair with 9 foot ceilings. 177 sq. foot patio with privacy that backs onto lush greenery and Elks Park. Located in the trendy downtown of Port Coquitlam, walking distance to shopping, trails & restaurants, library, schools, rec center, transit, Gates Park & the West Coast Express. One of the best buildings you could buy into.1 pet cat or dog no size restriction. OPEN HOUSE 28Th 2-4PM