

<b>Depth/Size (ft):</b>	<b>Bedrooms:</b>	2	<b>Approx. Year Built:</b>	1995
<b>Frontage (ft):</b>	<b>Bathrooms:</b>	2	<b>Age:</b>	29
<b>Lot Area:</b>	<b>Full Baths:</b>	1	<b>Zoning:</b>	RA2
<b>Flood Plain:</b>	<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$1,783.92
<b>Rear Yard Exp:</b>	<b>Maint. Fee:</b>	501.58	<b>For Tax Year:</b>	2023
<b>View:</b>			<b>P.I.D.:</b>	018-929-851

<b>Style of Home:</b>	1 Storey	<b>Parking:</b>	Total: 2 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Vinyl	<b>Parking Access:</b>	
<b>Foundation:</b>		<b>Parking:</b>	Garage; Underground
<b>Rain Screen:</b>		<b>Locker:</b>	No
<b>Renovations:</b>		<b>Units in Dev:</b>	52 - Total Units in Strata: 52
<b># of Fireplaces:</b>	1 - Fuel: Gas - Natural	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Baseboard,Electric,Natural Gas	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcony(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Tar & Gravel	<b>Fixtures Leased:</b>	
<b>Floor Finish:</b>		<b>Fixtures Rmvd:</b>	

**View:**

**Mgmt. Company:** PACIFIC QUORUM - 604-635-0260

**Complex / Subdiv:** RIVERSIDE PLACE

**Services Connected:** Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water

**Legal:** STRATA LOT 36, PLAN LMS1335, DISTRICT LOT 379, 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:** Elevator,Garden,In Suite Laundry

**Site Influences:** Recreation Nearby,Shopping Nearby

**Features:** ClthWsh/Dryr/Frdg/Stve/DW

**Bylaw Restrict:** Pets Allowed w/Rest.

**Listing Broker(s):** Axford Real Estate

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	4'6 x 7'0			
Main	Kitchen	10'3 x 8'0			
Main	Dining Room	10'4 x 11'4			
Main	Living Room	12'0 x 19'4			
Main	Primary Bedroom	11'2 x 11'11			
Main	Bedroom	8'11 x 11'8			

<b>Finished Floor (Main):</b>	1,014 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	2	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	1	Main	4	Yes
<b>Finished Floor (Bsmnt):</b>	0 sqft	<b>Crawl/Bsmnt Height:</b>				
<b>Finished Floor (Total):</b>	1,014 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>				
<b>Grand Total:</b>	1,014 sqft	<b># Of Pets:</b>				

Welcome to Riverside Place. This tastefully updated, large corner unit offering the perfect place to rest after a long day. Located near the Westcoast Express and the many amenities of downtown Port Coquitlam including shopping, restaurants, a world class recreation centre and many parks including the popular Coquitlam River directly across the street. Inside you will notice the large kitchen, separated bedrooms and bright living room centering around a cozy river rock gas fireplace. Heated bathroom floors, deep soaker tub and 2 side by side parking spots are just a few more of the many features this home offers. Open House Sunday April 28 2:00-4:00pm