

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

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

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 Restric:	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			

Finished Floor (Main):	1,014 sqft	# Of Rooms:	6	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	4	Yes
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	1,014 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,014 sqft	# Of Pets:				

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, May 5th, 2:00-4:00 pm.