R2864951 Apartment/Condo

119 2551 PARKVIEW LANE PORT COQUITLAM

Residential Attached \$525,000 (LP)

019-172-125

Central Pt Coquitlam, V3C 6J8

Depth/Size (ft): Frontage (ft): Lot Area:

Bedrooms: Bathrooms: **Full Baths:** Half Baths: Maint. Fee:

Approx. Year Built: 1995 Age: 29 Zoning: RA-1

Gross Taxes: \$1,495.22 For Tax Year: 2022

Style of Home:

Construction:

Foundation:

Rain Screen:

Renovations:

of Fireplaces:

Water Supply:

Fuel/Heating:

Outdoor Area:

Type of Roof:

View:

Exterior:

Flood Plain:

Rear Yard Exp:

No

Ground Level Unit

1 - Fuel: Gas - Natural

Frame - Wood

City/Municipal Baseboard, Electric

Wall/Wall/Mixed

Patio(s)

Asphalt

Mixed

Total: 1 - Covered: 1 Parking:

Covered Parking: Parking Access: Front

Parking: Garage; Underground

Locker:

Units in Dev: 103 - Total Units in Strata: 210

P.I.D.:

Distance to:

Title to Land: Freehold Strata

Property Disc: Yes

PAD Rental:

Fixtures Leased: No Fixtures Rmvd: No

Floor Finish:

Nο Mgmt. Company: Profile Properties - 604-464-7548

Complex / Subdiv: THE CRESCENT

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

STRATA LOT 18 DISTRICT LOT 174 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLNA LMS 1856 TOGETHER WITH AN INTEREST IN Legal:

THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1

Amenities: Elevator, Exercise Centre, In Suite Laundry, Recreation Center, Sauna/Steam Room, Wheelchair Access

Site Influences: Central Location, Recreation Nearby, Shopping Nearby

ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener Features:

Bylaw Restric: Pets Allowed w/Rest., Rentals Allowed

Listing Broker(s): Royal LePage - Wolstencroft, Royal LePage - Wolstencroft

Dimensions Floor Type Main Living Room 13'2 x 11'11 Main Dining Room 11'11 x 8'0 Main Kitchen 9'8 x 8'7 Main Bedroom 13'3 x 10'10 Main Foyer 3'10 x 3'6

Floor Type Dimensions

Finished Floor (Main): 735 sqft Finished Floor (Above): 0 sqft Finished Floor (Below): 0 sqft Finished Floor (Bsmt): 0 sqft Finished Floor (Total):

735 sqft **Unfinished Floor:** 0 sqft

Grand Total: 735 saft # Of Rooms: 5 # Of Kitchens: 1

Of Levels:

Crawl/Bsmt Height:

Basement: None

or % of Rentals Allowed:

Of Pets: Cats: Yes, Dogs: Yes

of Pieces Ensuite? Bathroom Floor Main No

Welcome FIRST TIME BUYERS, INVESTORS OR DOWNSIZERS to this BEAUTIFUL ground floor LARGE one-bedroom unit! Step into spacious living with the open concept design highlighted by the kitchen that seamlessly connects to the formal dining area. Enjoy the modern touch of newer wide plank laminate flooring, FRESH PAINT and upgraded bathroom fixtures. This unit boasts convenience with NEW WSHAER/DRYER and stainless-steel appliances. The GENEROUS master suite features a cheater door to the main bathroom. Step outside to the southern exposed covered patio for outdoor enjoyment. Amenities include exercise room, sauna, hobby room and party room. Close to the mall, Sky train station, cafés, restaurants, and Westwood Elementary. Don't miss out on this inviting home offering both comfort and style!