119 2551 PARKVIEW LANE PORT COQUITLAM

Central Pt Coquitlam, V3C 6J8

Residential Attached \$519,900 (LP)

Depth/Size (ft): Frontage (ft): Lot Area: Flood Plain: Rear Yard Exp: View:		Bedrooms:	1	Approx. Year Built:	1995		
Lot Area: Flood Plain: Rear Yard Exp:		Bathrooms:	1	Age:	29		
Flood Plain: Rear Yard Exp:		Full Baths:	1	Zoning:	RA-1		
Rear Yard Exp:		Half Baths:	0	Gross Taxes:	\$1,495.22		
•		Maint. Fee:	341.35	For Tax Year:	2022		
	No	Mant. I CC.	041.00	P.I.D.:	019-172-125		
	NU			P.I.J	013-172-123		
Style of Home:	Ground Level Unit		Parking:	Total: 1 - Covered: 1			
Construction:	Frame - Wood		Covered Parking:	1			
Exterior:	Mixed		Parking Access:	Front			
Foundation:			Parking:	Garage; Underground			
Rain Screen:			Locker:	-			
Renovations:			Units in Dev:	103 - Total Units in Strata	a: 210		
# of Fireplaces:	1 - Fuel: Gas - Natural	1	Distance to:				
Water Supply:	City/Municipal	·	Title to Land:	Freehold Strata			
Fuel/Heating:	Baseboard,Electric		Property Disc:	Yes			
Outdoor Area:	Patio(s)		PAD Rental:	100			
Type of Roof:	Asphalt		Fixtures Leased:	No			
Floor Finish:	Asphall Wall/Wall/Mixed		Fixtures Rmvd:	No			
	Wall/ Wall/ Wineu		Fixtures ninva.	INU			
View:	No						
	Profile Properties - 60	14 464 7640					
Mgmt. Company:		4-404-7540					
Complex / Subdiv:	THE CRESCENT						
Services Connected:	-	s,Sanitary Sewer,Storm Sewer,Water					
Legal:		TRICT LOT 174 GROUP 1 NEW WESTN PERTY IN PROPORTION TO THE UNI					
Amenities:							
		•	Elevator, Exercise Centre, In Suite Laundry, Recreation Center, Sauna/Steam Room, Wheelchair Access				
Cita Influences	Central Location, Recreation Nearby, Shopping Nearby						
Site Influences:	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener						
Features:		tve/DW,Drapes/Window Coverings,Gara	age Door Opener				
Features: Bylaw Restric:	Pets Allowed w/Rest.,	tve/DW,Drapes/Window Coverings,Gara ,Rentals Allowed	age Door Opener				
Features: Bylaw Restric:	Pets Allowed w/Rest.,	tve/DW,Drapes/Window Coverings,Gara	age Door Opener				
Features: Bylaw Restric: Listing Broker(s):	Pets Allowed w/Rest.,	tve/DW,Drapes/Window Coverings,Gara ,Rentals Allowed	age Door Opener Floor	Туре	Dimensions		
Features: Bylaw Restric: Listing Broker(s): Floor	Pets Allowed w/Rest., Royal LePage - Wolste	tve/DW,Drapes/Window Coverings,Gara ,Rentals Allowed tencroft, Royal LePage - Wolstencroft		Туре	Dimensions		
Features: Bylaw Restric: Listing Broker(s): Floor - Main I	Pets Allowed w/Rest., Royal LePage - Wolsto Type	tve/DW,Drapes/Window Coverings,Gara ,Rentals Allowed tencroft, Royal LePage - Wolstencroft Dimensions		Туре	Dimensions		
Features: Bylaw Restric: Listing Broker(s): Floor - Main I Main I	Pets Allowed w/Rest., Royal LePage - Wolste Type Living Room	tve/DW,Drapes/Window Coverings,Gara ,Rentals Allowed tencroft, Royal LePage - Wolstencroft Dimensions 13'2 x 11'11		Туре	Dimensions		
Features: Bylaw Restric: Listing Broker(s): Floor - Main I Main I Main H	Pets Allowed w/Rest., Royal LePage - Wolste Type Living Room Dining Room	tve/DW,Drapes/Window Coverings,Gara ,Rentals Allowed tencroft, Royal LePage - Wolstencroft Dimensions 13'2 x 11'11 11'11 x 8'0		Туре	Dimensions		
Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main	Pets Allowed w/Rest., Royal LePage - Wolste Type Living Room Dining Room Kitchen	tve/DW,Drapes/Window Coverings,Gara ,Rentals Allowed tencroft, Royal LePage - Wolstencroft Dimensions 13'2 x 11'11 11'11 x 8'0 9'8 x 8'7		Туре	Dimensions		
Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main	Pets Allowed w/Rest., Royal LePage - Wolste Type Living Room Dining Room Kitchen Bedroom	tve/DW,Drapes/Window Coverings,Gara ,Rentals Allowed tencroft, Royal LePage - Wolstencroft Dimensions 13'2 x 11'11 11'11 x 8'0 9'8 x 8'7 13'3 x 10'10		Туре	Dimensions		
Features: Bylaw Restric: Listing Broker(s): Floor - Main I Main I Main I Main I Main I	Pets Allowed w/Rest., Royal LePage - Wolste Type Living Room Dining Room Kitchen Bedroom Foyer	tve/DW,Drapes/Window Coverings,Gara ,Rentals Allowed tencroft, Royal LePage - Wolstencroft Dimensions 13'2 x 11'11 11'11 x 8'0 9'8 x 8'7 13'3 x 10'10 3'10 x 3'6	Floor				
Features: Bylaw Restric: Listing Broker(s): Floor - Main I Main I Main I Main I Main I Finished Floor (Main):	Pets Allowed w/Rest., Royal LePage - Wolste Type Living Room Dining Room Kitchen Bedroom Foyer	tve/DW,Drapes/Window Coverings,Gara ,Rentals Allowed tencroft, Royal LePage - Wolstencroft Dimensions 13'2 x 11'11 11'11 x 8'0 9'8 x 8'7 13'3 x 10'10 3'10 x 3'6 # Of Rooms:	Floor	Bathroom Floor # of I	Pieces Ensuite?		
Features: Bylaw Restric: Listing Broker(s): Floor - Main I Main I Main I Main I Main I Finished Floor (Main): Finished Floor (Above):	Pets Allowed w/Rest., Royal LePage - Wolste Type Living Room Dining Room Kitchen Bedroom Foyer 735 sqft 0 sqft	tve/DW,Drapes/Window Coverings,Gara ,Rentals Allowed tencroft, Royal LePage - Wolstencroft Dimensions 13'2 x 11'11 11'11 x 8'0 9'8 x 8'7 13'3 x 10'10 3'10 x 3'6 # Of Rooms: # Of Kitchens:	Floor 5				
Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Finished Floor (Main): Finished Floor (Above): Finished Floor (Below):	Pets Allowed w/Rest., Royal LePage - Wolste Type Living Room Dining Room Kitchen Bedroom Foyer 735 sqft 0 sqft 0 sqft	tve/DW,Drapes/Window Coverings,Gara ,Rentals Allowed tencroft, Royal LePage - Wolstencroft Dimensions 13'2 x 11'11 11'11 x 8'0 9'8 x 8'7 13'3 x 10'10 3'10 x 3'6 # Of Rooms: # Of Kitchens: # Of Levels:	Floor	Bathroom Floor # of I	Pieces Ensuite?		
Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Finished Floor (Main): Finished Floor (Above): Finished Floor (Below): Finished Floor (Bsmt):	Pets Allowed w/Rest., Royal LePage - Wolste Type Living Room Dining Room Kitchen Bedroom Foyer 735 sqft 0 sqft 0 sqft 0 sqft	tve/DW,Drapes/Window Coverings,Gara ,Rentals Allowed tencroft, Royal LePage - Wolstencroft Dimensions 13'2 x 11'11 11'11 x 8'0 9'8 x 8'7 13'3 x 10'10 3'10 x 3'6 # Of Rooms: # Of Kitchens: # Of Levels: Crawl/Bsmt Height:	Floor 5 1 1	Bathroom Floor # of I	Pieces Ensuite?		
Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Finished Floor (Main): Finished Floor (Above): Finished Floor (Below): Finished Floor (Desmt): Finished Floor (Total):	Pets Allowed w/Rest., Royal LePage - Wolste Type Living Room Dining Room Kitchen Bedroom Foyer 735 sqft 0 sqft 0 sqft 0 sqft 735 sqft	tve/DW,Drapes/Window Coverings,Gara ,Rentals Allowed tencroft, Royal LePage - Wolstencroft Dimensions 13'2 x 11'11 11'11 x 8'0 9'8 x 8'7 13'3 x 10'10 3'10 x 3'6 # Of Rooms: # Of Kitchens: # Of Levels: Crawl/Bsmt Height: Basement:	Floor 5 1 1 None	Bathroom Floor # of I	Pieces Ensuite?		
Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Finished Floor (Main): Finished Floor (Above): Finished Floor (Below): Finished Floor (Bsmt):	Pets Allowed w/Rest., Royal LePage - Wolste Type Living Room Dining Room Kitchen Bedroom Foyer 735 sqft 0 sqft 0 sqft 0 sqft	tve/DW,Drapes/Window Coverings,Gara ,Rentals Allowed tencroft, Royal LePage - Wolstencroft Dimensions 13'2 x 11'11 11'11 x 8'0 9'8 x 8'7 13'3 x 10'10 3'10 x 3'6 # Of Rooms: # Of Kitchens: # Of Levels: Crawl/Bsmt Height:	Floor 5 1 1 None	Bathroom Floor # of I	Pieces Ensuite?		

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!



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