

Depth/Size (ft):	Bedrooms:	2	Approx. Year Built:	1994
Frontage (ft):	Bathrooms:	2	Age:	30
Lot Area:	Full Baths:	2	Zoning:	RA1
Flood Plain:	Half Baths:	0	Gross Taxes:	\$1,596.72
Rear Yard Exp:	Maint. Fee:	577.29	For Tax Year:	2023
View:			P.I.D.:	018-948-669

Style of Home:	Inside Unit	Parking:	Total: 1 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Mixed,Stucco	Parking Access:	
Foundation:		Parking:	Garage; Underground,Visitor Parking
Rain Screen:	Full	Locker:	Yes
Renovations:		Units in Dev:	- Total Units in Strata: 68
# of Fireplaces:	1 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Electric	Property Disc:	Yes
Outdoor Area:	Balcony(s)	PAD Rental:	
Type of Roof:	Asphalt,Metal	Fixtures Leased:	No
Floor Finish:	Laminate,Vinyl/Linoleum	Fixtures Rmvd:	No

View:	
Mgmt. Company:	PROFILE PROPERTIES - 604-464-7548
Complex / Subdiv:	STIRLING CLASSIC
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Water
Legal:	STRATA LOT 11, PLAN LMS1591, DISTRICT LOT 174, GROUP 1, NEW WESTMINSTER LAND DISTRICT, & DL 289, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Amenities:	Elevator,In Suite Laundry,Recreation Center,Storage
Site Influences:	Central Location,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	Pets Allowed w/Rest.
Listing Broker(s):	Macdonald Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	5'2 x 6'3	Main	Bedroom	8'11 x 9'8
Main	Kitchen	7'11 x 8'11			
Main	Dining Room	11'3 x 7'9			
Main	Living Room	11'3 x 12'1			
Main	Laundry	4'4 x 5'0			
Main	Primary Bedroom	10'9 x 10'10			
Main	Walk-In Closet	7'2 x 5'6			

Finished Floor (Main):	833 sqft	# Of Rooms:	8	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	3	Yes
Finished Floor (Bsmnt):	0 sqft	Crawl/Bsmnt Height:				
Finished Floor (Total):	833 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	833 sqft	# Of Pets:	Cats: Yes, Dogs: Yes			

CLOSE TO EVERYTHING | Updated | PERFECT for First Time Home Buyers or Investors | This home offers a bright, open layout with 2 bedrooms and 2 bathrooms; an opportunity right in the heart of Port Coquitlam not to be missed! Beautiful two-sided GAS fireplace in living area and enough space for your home office. LARGE primary bedroom with spacious walk-in closet and ensuite. Well maintained unit and proactive strata. Bonus: in-suite storage, laundry AND additional storage locker. Steps to Gates park, schools, shopping, transit and recreation.