

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

<b>Style of Home:</b>	Inside Unit	<b>Parking:</b>	Total: 1 - Covered: 1
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	1
<b>Exterior:</b>	Mixed,Stucco	<b>Parking Access:</b>	
<b>Foundation:</b>		<b>Parking:</b>	Garage; Underground,Visitor Parking
<b>Rain Screen:</b>	Full	<b>Locker:</b>	Yes
<b>Renovations:</b>		<b>Units in Dev:</b>	- Total Units in Strata: 68
<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	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcony(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt,Metal	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Laminate,Vinyl/Linoleum	<b>Fixtures Rmvd:</b>	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			

<b>Finished Floor (Main):</b>	833 sqft	<b># Of Rooms:</b>	8	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	1	Main	4	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	1	Main	3	Yes
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Finished Floor (Total):</b>	833 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>				
<b>Grand Total:</b>	833 sqft	<b># Of Pets:</b>	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. Open House Sunday, April 28th from 2-4pm.