R2877086 Townhouse

74 2978 WHISPER WAY COQUITLAM

Westwood Plateau, V3E 3R8

Residential Attached \$1,428,000 (LP)

Depth/Size (ft):		Bedrooms:	4	Approx. Year Buil	lt: 2004	ļ
rontage (ft):		Bathrooms:	4	Age:	20	
ot Area:		Full Baths:	2	Zoning:	STR	ATA
Flood Plain:		Half Baths:	2	Gross Taxes:	\$3,5	96.11
Rear Yard Exp:		Maint. Fee:	422.43	For Tax Year:	2022	2
/iew:	Yes			P.I.D.:	025-	952-617
Style of Home:	2 Storey w/Bsmt.,Corr	ner Unit	Parking:	Total: 4 - Covered:	: 2	
Construction:	Frame - Wood		Covered Parking:	2		
Exterior:	Vinyl,Wood		Parking Access:			
oundation:			Parking:	Add. Parking Avail	.,Garage; Double	e, Visitor Parking
lain Screen:			Locker:			
lenovations:			Units in Dev:			
of Fireplaces:	1 - Fuel: Electric		Distance to:			
later Supply:	City/Municipal		Title to Land:	Freehold Strata		
uel/Heating:	Electric, Forced Air		Property Disc:	Yes		
Outdoor Area:	Balcny(s) Patio(s) Dck	:(s)	PAD Rental:			
Type of Roof:	Asphalt		Fixtures Leased:	No		
Floor Finish:	Laminate,Other		Fixtures Rmvd:	No		
/Igmt. Company: Complex / Subdiv: Services Connected:		c - 604-343-2601 s,Water N BCS790, SECTION 14, TOW	NSHIP 39, NEW WESTMINSTER			
Agmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric:	Tribe Management Inc Whisper Ridge Electricity,Natural Gas STRATA LOT 74, PLA COMMON PROPERT Club House,Pool; Out Cul-de-Sac,Recreation ClthWsh/Dryr/Frdg/St No Restrictions	c - 604-343-2601 s,Water N BCS790, SECTION 14, TOW Y IN PROPORTION TO THE U door,Recreation Center,Swirlpoo n Nearby,Shopping Nearby ve/DW	NIT ENTITLEMENT OF THE STI			
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Agmt. Company: Complex / Subdiv: Services Connected: Ageal: Amenities: Site Influences: Features: Bylaw Restric: Astring Broker(s):	Tribe Management Ind Whisper Ridge Electricity,Natural Gas STRATA LOT 74, PLA COMMON PROPERT Club House,Pool; Out Cul-de-Sac,Recreation ClthWsh/Dryr/Frdg/St No Restrictions RE/MAX Sabre Realty	c - 604-343-2601 s,Water N BCS790, SECTION 14, TOW Y IN PROPORTION TO THE U door,Recreation Center,Swirlpoo n Nearby,Shopping Nearby ve/DW y Group Dimensions	NIT ENTITLEMENT OF THE STI	RATA LOT AS SHOWN O	N FORM 1 OR V	Sions 9'8
Igmt. Company: Complex / Subdiv: Services Connected: egal: smenities: Site Influences: features: Bylaw Restric: sisting Broker(s): loor lain	Tribe Management Ind Whisper Ridge Electricity,Natural Gas STRATA LOT 74, PLA COMMON PROPERT Club House,Pool; Out Cul-de-Sac,Recreation ClthWsh/Dryr/Frdg/St No Restrictions RE/MAX Sabre Realty Type Kitchen	c - 604-343-2601 s,Water N BCS790, SECTION 14, TOW Y IN PROPORTION TO THE U door,Recreation Center,Swirlpoo n Nearby,Shopping Nearby ve/DW y Group Dimensions 12'11 x 7'7	NIT ENTITLEMENT OF THE STI bl/Hot Tub Floor Above	RATA LOT AS SHOWN O Type Bedroom	N FORM 1 OR V Dimen 13'8 x 5	5 AS APPROPRI sions 9'8 7'9
Agmt. Company: Complex / Subdiv: Services Connected: egal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main	Tribe Management Ind Whisper Ridge Electricity,Natural Gas STRATA LOT 74, PLA COMMON PROPERT Club House,Pool; Out Cul-de-Sac,Recreation ClthWsh/Dryr/Frdg/St No Restrictions RE/MAX Sabre Realty Type Kitchen Eating Area	c - 604-343-2601 s,Water N BCS790, SECTION 14, TOW Y IN PROPORTION TO THE UI door,Recreation Center,Swirlpoo n Nearby,Shopping Nearby ve/DW y Group Dimensions 12'11 x 7'7 12'7 x 10'8	NIT ENTITLEMENT OF THE STI bl/Hot Tub Floor Above Above	RATA LOT AS SHOWN O Type Bedroom Walk-In Closet	N FORM 1 OR V Dimen 13'8 x 1 7'11 x	sions 9'8 9'5
Agmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main	Tribe Management Inc Whisper Ridge Electricity,Natural Gas STRATA LOT 74, PLA COMMON PROPERT Club House,Pool; Out Cul-de-Sac,Recreation ClthWsh/Dryr/Frdg/St No Restrictions RE/MAX Sabre Realty Type Kitchen Eating Area Living Room	c - 604-343-2601 s,Water N BCS790, SECTION 14, TOW Y IN PROPORTION TO THE UI door,Recreation Center,Swirlpod n Nearby,Shopping Nearby ve/DW y Group Dimensions 12'11 x 7'7 12'7 x 10'8 16'9 x 13'1	NIT ENTITLEMENT OF THE STI bl/Hot Tub Floor Above Above Below	RATA LOT AS SHOWN O Type Bedroom Walk-In Closet Family Room	N FORM 1 OR V Dimen 13'8 x 1 7'11 x 11'6 x 1	sions 9'8 7'9 9'5 4 10'4
Agmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Cloor Main Main Main Main Noove	Tribe Management Ind Whisper Ridge Electricity,Natural Gas STRATA LOT 74, PLA COMMON PROPERT Club House,Pool; Out Cul-de-Sac,Recreation ClthWsh/Dryr/Frdg/St No Restrictions RE/MAX Sabre Realty Type Kitchen Eating Area Living Room Foyer	c - 604-343-2601 s,Water N BCS790, SECTION 14, TOWI Y IN PROPORTION TO THE UI door,Recreation Center,Swirlpoo n Nearby,Shopping Nearby ve/DW y Group Dimensions 12'11 x 7'7 12'7 x 10'8 16'9 x 13'1 6'5 x 3'11	NIT ENTITLEMENT OF THE STI bl/Hot Tub Floor Above Below Below Below	RATA LOT AS SHOWN O Type Bedroom Walk-In Closet Family Room Office	Dimen 13'8 x 1 7'11 x 11'6 x 1 11'1 x	sions 9'8 7'9 9'5 4 10'4
Igmt. Company: complex / Subdiv: cervices Connected: egal: amenities: isting Influences: ceatures: ceatures: cylaw Restric: isting Broker(s): loor lain lain lain bove bove	Tribe Management Ind Whisper Ridge Electricity,Natural Gas STRATA LOT 74, PLA COMMON PROPERT Club House,Pool; Out Cul-de-Sac,Recreation ClthWsh/Dryr/Frdg/St No Restrictions RE/MAX Sabre Realty Type Kitchen Eating Area Living Room Foyer Primary Bedroom	c - 604-343-2601 s,Water N BCS790, SECTION 14, TOW Y IN PROPORTION TO THE U door,Recreation Center,Swirlpoo n Nearby,Shopping Nearby ve/DW y Group Dimensions 12'11 x 7'7 12'7 x 10'8 16'9 x 13'1 6'5 x 3'11 13'5 x 12'2	NIT ENTITLEMENT OF THE STI bl/Hot Tub Floor Above Below Below Below	RATA LOT AS SHOWN O Type Bedroom Walk-In Closet Family Room Office	Dimen 13'8 x 1 7'11 x 11'6 x 1 11'1 x	sions 9'8 7'9 9'5 4 10'4
Agmt. Company: Complex / Subdiv: Services Connected: egal: Amenities: Site Influences: Seatures: Bylaw Restric: Asylaw Restric: Asylaw Restric: Isting Broker(s): Ioor Iain Iain Iain Iain Iain Iain Iain Iain	Tribe Management Ind Whisper Ridge Electricity,Natural Gas STRATA LOT 74, PLA COMMON PROPERT Club House,Pool; Out Cul-de-Sac,Recreation ClthWsh/Dryr/Frdg/St No Restrictions RE/MAX Sabre Realty Type Kitchen Eating Area Living Room Foyer Primary Bedroom Bedroom Bedroom	c - 604-343-2601 s,Water N BCS790, SECTION 14, TOW Y IN PROPORTION TO THE UI door,Recreation Center,Swirlpoo n Nearby,Shopping Nearby ve/DW y Group Dimensions 12'11 x 7'7 12'7 x 10'8 16'9 x 13'1 6'5 x 3'11 13'5 x 12'2 13'8 x 9'8	NIT ENTITLEMENT OF THE STI bl/Hot Tub Floor Above Below Below Below Below	RATA LOT AS SHOWN O Type Bedroom Walk-In Closet Family Room Office	Dimen 13'8 x 1 7'11 x 11'6 x 1 11'1 x	sions 9'8 7'9 9'5 4 10'4
Agmt. Company: Complex / Subdiv: Services Connected: egal: umenities: Site Influences: Features: Bylaw Restric: isting Broker(s): loor lain lain lain lain bove bove bove	Tribe Management Ind Whisper Ridge Electricity,Natural Gas STRATA LOT 74, PLA COMMON PROPERT Club House,Pool; Out Cul-de-Sac,Recreation ClthWsh/Dryr/Frdg/St No Restrictions RE/MAX Sabre Realty Type Kitchen Eating Area Living Room Foyer Primary Bedroom Bedroom Bedroom	c - 604-343-2601 s,Water N BCS790, SECTION 14, TOWI Y IN PROPORTION TO THE UI door,Recreation Center,Swirlpoo n Nearby,Shopping Nearby ve/DW y Group Dimensions 12'11 x 7'7 12'7 x 10'8 16'9 x 13'1 6'5 x 3'11 13'5 x 12'2 13'8 x 9'8 12'10 x 9'3 # Of Rooms:	NIT ENTITLEMENT OF THE STI bi/Hot Tub Floor Above Below Below Below Below Below Below	RATA LOT AS SHOWN O Type Bedroom Walk-In Closet Family Room Office Storage Bathroom Floor	Dimen 13'8 x 9 7'11 x 11'6 x 11'11 x 6'5 x 10 # of Pieces	sions 9'8 7'9 9'5 (10'4 0'1 Ensuite?
Agmt. Company: Complex / Subdiv: Services Connected: egal: umenities: Site Influences: Seatures: Sylaw Restric: isting Broker(s): loor lain lain lain bove bove bove bove	Tribe Management Ind Whisper Ridge Electricity,Natural Gas STRATA LOT 74, PLA COMMON PROPERT Club House,Pool; Out Cul-de-Sac,Recreation ClthWsh/Dryr/Frdg/St No Restrictions RE/MAX Sabre Realty Type Kitchen Eating Area Living Room Foyer Primary Bedroom Bedroom Bedroom 825 sqft 794 sqft	c - 604-343-2601 s,Water N BCS790, SECTION 14, TOW Y IN PROPORTION TO THE UI door,Recreation Center,Swirlpoo n Nearby,Shopping Nearby ve/DW y Group Dimensions 12'11 x 7'7 12'7 x 10'8 16'9 x 13'1 6'5 x 3'11 13'5 x 12'2 13'8 x 9'8 12'10 x 9'3 # Of Rooms: # Of Kitchens:	NIT ENTITLEMENT OF THE STI bi/Hot Tub Floor Above Below Below Below Below Below 12 1	RATA LOT AS SHOWN O Type Bedroom Walk-In Closet Family Room Office Storage Bathroom Floor Main	Dimen 13'8 x 7'11 x 11'6 x 11'11 x 6'5 x 10 # of Pieces 2	sions 9'8 7'9 9'5 4 10'4 0'1 Ensuite? No
Agmt. Company: Complex / Subdiv: Services Connected: egal: umenities: Site Influences: Seatures: Sylaw Restric: isting Broker(s): loor lain lain lain bove bove bove bove inished Floor (Main): inished Floor (Below): inished Floor (Below):	Tribe Management Ind Whisper Ridge Electricity,Natural Gas STRATA LOT 74, PLA COMMON PROPERT Club House,Pool; Out Cul-de-Sac,Recreation ClthWsh/Dryr/Frdg/St No Restrictions RE/MAX Sabre Realty Type Kitchen Eating Area Living Room Foyer Primary Bedroom Bedroom Bedroom Bedroom 825 sqft 794 sqft 0 sqft	c - 604-343-2601 s,Water N BCS790, SECTION 14, TOW Y IN PROPORTION TO THE UI door,Recreation Center,Swirlpoo n Nearby,Shopping Nearby ve/DW y Group Dimensions 12'11 x 7'7 12'7 x 10'8 16'9 x 13'1 6'5 x 3'11 13'5 x 12'2 13'8 x 9'8 12'10 x 9'3 # Of Rooms: # Of Kitchens: # Of Levels:	NIT ENTITLEMENT OF THE STI bi/Hot Tub Floor Above Below Below Below Below Below Below	RATA LOT AS SHOWN O Type Bedroom Walk-In Closet Family Room Office Storage Bathroom Floor Main Above	Dimen 13'8 × 9 7'11 × 1 11'6 × 9 11'11 × 6'5 × 10 # of Pieces 2 4	sions 9'8 7'9 9'5 (10'4 0'1 Ensuite? No Yes
Agmt. Company: complex / Subdiv: cervices Connected: egal: menities: cite Influences: ceatures: cylaw Restric: isting Broker(s): loor lain lain lain lain bove	Tribe Management Ind Whisper Ridge Electricity,Natural Gas STRATA LOT 74, PLA COMMON PROPERT Club House,Pool; Out Cul-de-Sac,Recreation CithWsh/Dryr/Frdg/St No Restrictions RE/MAX Sabre Realty Type Kitchen Eating Area Living Room Foyer Primary Bedroom Bedroom Bedroom Bedroom Bedroom	2 - 604-343-2601 5,Water N BCS790, SECTION 14, TOW Y IN PROPORTION TO THE UI door,Recreation Center,Swirlpoo n Nearby,Shopping Nearby ve/DW y Group Dimensions 12'11 x 7'7 12'7 x 10'8 16'9 x 13'1 6'5 x 3'11 13'5 x 12'2 13'8 x 9'8 12'10 x 9'3 # Of Rooms: # Of Kitchens: # Of Levels: Crawl/Bsmt Height:	NIT ENTITLEMENT OF THE STI bi/Hot Tub Floor Above Below Below Below Below Below 12 1 3	RATA LOT AS SHOWN O Type Bedroom Walk-In Closet Family Room Office Storage Bathroom Floor Main Above Above	Dimen 13'8 x 9 7'11 x 1 11'6 x 9 11'11 x 6'5 x 10 # of Pieces 2 4 4	(AS APPROPRI sions 9'8 7'9 9'5 (10'4 0'1 Ensuite? No Yes No
View: Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Above Above Above Sinished Floor (Main): Finished Floor (Main): Finished Floor (Below): Finished Floor (Below): Finished Floor (Total): Jufinished Floor:	Tribe Management Ind Whisper Ridge Electricity,Natural Gas STRATA LOT 74, PLA COMMON PROPERT Club House,Pool; Out Cul-de-Sac,Recreation ClthWsh/Dryr/Frdg/St No Restrictions RE/MAX Sabre Realty Type Kitchen Eating Area Living Room Foyer Primary Bedroom Bedroom Bedroom Bedroom 825 sqft 794 sqft 0 sqft	c - 604-343-2601 s,Water N BCS790, SECTION 14, TOW Y IN PROPORTION TO THE UI door,Recreation Center,Swirlpoo n Nearby,Shopping Nearby ve/DW y Group Dimensions 12'11 x 7'7 12'7 x 10'8 16'9 x 13'1 6'5 x 3'11 13'5 x 12'2 13'8 x 9'8 12'10 x 9'3 # Of Rooms: # Of Kitchens: # Of Levels:	NIT ENTITLEMENT OF THE STI bi/Hot Tub Floor Above Below Below Below Below Below Full	RATA LOT AS SHOWN O Type Bedroom Walk-In Closet Family Room Office Storage Bathroom Floor Main Above	Dimen 13'8 × 9 7'11 × 1 11'6 × 9 11'11 × 6'5 × 10 # of Pieces 2 4	sions 9'8 7'9 9'5 (10'4 0'1 Ensuite? No Yes

This 3-level gem in Whisper Ridge offers a great location, STUNNING RENOVATION and an ideal situation. Just steps from LaFarge Lake, Skytrain, shopping, and restaurants & schools close by! The modern kitchen features quartz countertops, stainless steel appliances, Gorgeous Backsplash & French Oak Iam flooring. Enjoy a fairly private patio and yard off the kitchen - perfect for outdoor entertaining. The primary room boasts a large walk-in closet and a luxurious ensuite bath with double sinks & impressive shower. The lower level offers a versatile rec room, ideal for a TV room, office, or gym. With a double garage and 2 extra parking spots on the landing pad, parking is never an issue. Plus, enjoy access to Cascade Clubhouse amenities offering an outdoor pool, hot tub, gym & clubhouse.



The enclosed information while deemed to be correct, is not guaranteed. Information and measurements should not be relied upon without independent verification. PREC* indicates 'Personal Real Estate Corporation'. This communication is not intended to solicit properties already listed for sale.