

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	2	<b>Approx. Year Built:</b>	2021
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	2	<b>Age:</b>	3
<b>Lot Area:</b>		<b>Full Baths:</b>	2	<b>Zoning:</b>	RA'1
<b>Flood Plain:</b>		<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$2,165.14
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	328.82	<b>For Tax Year:</b>	2023
<b>View:</b>	No			<b>P.I.D.:</b>	031-349-161

<b>Style of Home:</b>	Inside Unit,Upper Unit	<b>Parking:</b>	Total: 2 - Covered: 2
<b>Construction:</b>	Frame - Metal	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Brick,Fibre Cement Board	<b>Parking Access:</b>	
<b>Foundation:</b>		<b>Parking:</b>	Garage; Underground,Visitor Parking
<b>Rain Screen:</b>		<b>Locker:</b>	No
<b>Renovations:</b>		<b>Units in Dev:</b>	40 - Total Units in Strata: 40
<b># of Fireplaces:</b>	0 - Fuel: None	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Electric	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcony(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Fibreglass	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Laminate,Tile	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	No
<b>Mgmt. Company:</b>	OBSIDIAN - 604-757-3151
<b>Complex / Subdiv:</b>	Mackenzie Park
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
<b>Legal:</b>	STRATA LOT 38, PLAN EPS7559, DISTRICT LOT 289, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
<b>Amenities:</b>	Elevator,Exercise Centre,In Suite Laundry
<b>Site Influences:</b>	Central Location,Recreation Nearby,Shopping Nearby
<b>Features:</b>	Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW,Intercom,Microwave
<b>Bylaw Restrict:</b>	Pets Allowed w/Rest.
<b>Listing Broker(s):</b>	Oakwyn Realty Ltd. (Branch)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	8'4 x 9'0			
Main	Living Room	12'0 x 10'10			
Main	Dining Room	7'7 x 7'0			
Main	Primary Bedroom	13'0 x 9'6			
Main	Bedroom	8'10 x 9'5			
Main	Den	8'3 x 5'0			
Main	Walk-In Closet	7'9 x 4'0			

<b>Finished Floor (Main):</b>	812 sqft	<b># Of Rooms:</b>	7	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	1	Main	3	Yes
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	1	Main	3	No
<b>Finished Floor (Bsmnt):</b>	0 sqft	<b>Crawl/Bsmnt Height:</b>				
<b>Finished Floor (Total):</b>	812 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>	100			
<b>Grand Total:</b>	812 sqft	<b># Of Pets:</b>	2 - Cats: Yes, Dogs: Yes			

Mackenzie Park - Located in the Heart of Port Coquitlam. Enjoy Urban Community Living with a Small Town Feel. Walking Distance to Schools, Shops, Restaurants, Parks, Nature Trails, Transit, West Coast Express, New Community Centre and So Much More! Enjoy Hanging out at the River in the Summer. Features of this Spacious 2 Bed and den + 2 Bath Include Stainless Steel Appliances, Gas Stove, Granite Counters, Laminate throughout, A/C Hose Hook up in the Primary Bedroom Through the Window. Contemporary Design with High Ceilings that offer a Bright & Airy Feel, 2 Parking, Top floor in the Building. This HOME is a Must See.