

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

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

View:	No
Mgmt. Company:	OBSIDIAN - 604-757-3151
Complex / Subdiv:	Mackenzie Park
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	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
Amenities:	Elevator,Exercise Centre,In Suite Laundry
Site Influences:	Central Location,Recreation Nearby,Shopping Nearby
Features:	Air Conditioning,ClothWsh/Dryr/Frdg/Stve/DW,Intercom,Microwave
Bylaw Restrict:	Pets Allowed w/Rest.
Listing Broker(s):	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			

Finished Floor (Main):	812 sqft	# Of Rooms:	7	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	3	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	3	No
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	812 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	812 sqft	# Of Pets:	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. Open house Saturday May 18 from 2-4pm.