R2296174 Townhouse 1149 BENNET DRIVE Residential Attached PQ Residential Attached \$690,000 (LP)



Frontage (ft.): Approx. Yr Built: Bedrooms: Lot Area Bathrooms: Zoning: RTH3 Flood Plain: \$2,155.61 Full Baths: Gross Taxes: Rear Yard Exp: Half Baths: 2017 For Tax Year: \$326.00 P.I.D.: 024-357-456 Maint. Fee:

Mgmt. Co's Name: PROFILE PROP.

Mgmt. Co's Phone: 604-464-7548

View: Yes: COLONY FARM

Complex / Subdiv: THE SUMMIT

Services Connected: Electricity, Natural Gas, Sanitary Sewer, Water

2 Storey w/Bsmt. 2 Covered Parking: 1 Parking Access: Style of Home: Parking: Construction: Frame - Wood Garage; Single, Open, Visitor Parking Exterior: Mixed, Vinyl, Wood Locker: Foundation: **Concrete Perimeter** Dist. to Transit: Dist to School Bus: Rain Screen: Title to Land: Freehold Strata Renovations: Property Disc.: # of Fireplaces: PAD Rental: Fireplace Fuel: Gas - Natural Fixtures Leased: City/Municipal Water Supply: Fixtures Rmvd: Fuel/Heating: Forced Air, Natural Gas Floor Finish: Hardwood, Tile, Wall/Wall/Mixed Fenced Yard, Patio(s) & Deck(s) Outdoor Area:

Type of Roof: Wood

Maint Fee Inc: Garbage Pickup, Gardening, Management, Snow removal

Legal: PL LMS1030 LT 155 LD 36. DISTRICT LOT 168&169, TOGETHER WITH AN INTEREST IN THE

Amenities: None

Site Influences: Central Location, Private Yard, Recreation Nearby, Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW

Floor	<u>Type</u>	Dimensions	Floor	Type	Dimensions	Floor		Гуре	Din	nensions
Main	Living Room	12' x 10'	•		x					x
Main	Dining Room	12' x 8'			x					x
Main	Kitchen	10'11 x 8'	'8		x					x
Main	Family Room	14' x 10'1	1		x					x
Above	Master Bedroom	13' x 10'			x					x
Above	Study	8'9 x 5'6	3		x					x
Below	Bedroom	11'6 x 10'	'3		x					x
Below	Bedroom	11'6 x 9'	7		x					x
		x			x					
		x			х					
Finished	Floor (Main):	675	# of Room	s: 8 # of Kitch	ens: 1 # of Levels: 3	В	ath	Floor	# of Pieces	Ensuite?
Finished	Floor (Above):	341	Crawl/Bsn	nt. Height:		1		Main	2	No
Finished	Floor (Below):	588	Restricted	Age:		2		Above	4	Yes
Finished	Floor (Basement):	0	# of Pets:	Cats: Dogs		3		Above	4	No
Finished	Floor (Total):	1,604 sq. ft.	# or % of F	Rentals Allowed	l:	4				
			Bylaw Res	stric: Pets Allov	ved w/Rest.,Rentals Allwd	5				
Unfinish	ed Floor:	0	w/Restrct	ns		6				
Grand To	otal:	1,604 sq. ft.	Basement	: Fully Finishe	d	7				
						8				
Lietina B	troker(e): Poval Le	Page Sterling F	Poalty							

Listing Broker(s): Royal LePage Sterling Realty

Very unique floor plan with Master Bdrm up and the 2 bedrooms downstairs (ideal for the mature family) Amazing view of Colony Farms from all 3 levels. A double sided gas fireplace separates the living and dining room. The living room has a 12' ceiling and a floor to ceiling window. Bright kitchen with maple cabinets, granite countertops, & S/S appliances all 2 years ago. Very private unit and no walls touching the neighboring living space. Carpet, laminate replaced 3 years ago. HWT 2 years ago. Lots of storage under stairs, Patio off second bedroom, 4 pc ensuite, entry tile only 1 yr ago., roof 3 yrs, and much more.

The enclosed information, while deemed to be correct, is not guaranteed. PREC* indicates 'Personal Real Estate Corporation'

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This communication is not intended to solicit properties already listed for sale.



features

1149 Bennet Drive, Port Coquitlam





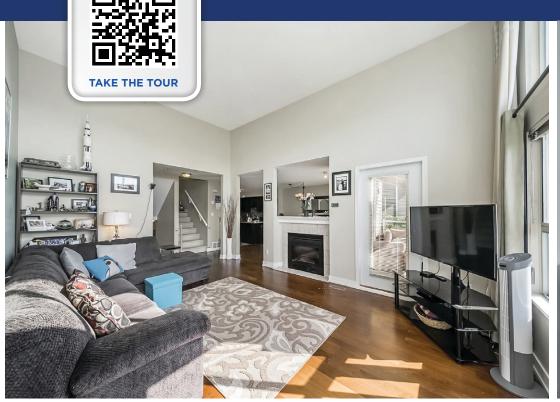


REAL ESTATE & PROPERTY MANAGEMENT GROUP

778-355-0116 info@theaxfords.com www.theaxfords.com



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Price	\$690,000					
Tax	\$2155.61/2017					
Maint	\$326.00					
Size	1,604 sf					
Bedrooms	3					
Bathrooms	3					