


**R2296174**  
Townhouse

**1149 BENNET DRIVE**  
Port Coquitlam  
Citadel PQ  
V3C 6H2

Residential Attached  
**\$690,000 (LP)**



Depth/Size (ft.):	Frontage (ft.):	Approx. Yr Built:	<b>1999</b>
Lot Area:	Bedrooms:	Age:	<b>19</b>
Flood Plain:	Bathrooms:	Zoning:	<b>RTH3</b>
Rear Yard Exp:	Full Baths:	Gross Taxes:	<b>\$2,155.61</b>
	Half Baths:	For Tax Year:	<b>2017</b>
	Maint. Fee:	P.I.D.:	<b>024-357-456</b>

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**

Style of Home: <b>2 Storey w/Bsmt.</b>	Total Parking: <b>2</b> Covered Parking: <b>1</b> Parking Access:
Construction: <b>Frame - Wood</b>	Parking: <b>Garage; Single,Open,Visitor Parking</b>
Exterior: <b>Mixed,Vinyl,Wood</b>	Locker: <b>No</b>
Foundation: <b>Concrete Perimeter</b>	Dist. to Transit:      Dist to School Bus:
Rain Screen:	Title to Land: <b>Freehold Strata</b>
Renovations:	Property Disc.: <b>Yes</b>
# of Fireplaces: <b>1</b>	PAD Rental:
Fireplace Fuel: <b>Gas - Natural</b>	Fixtures Leased:
Water Supply: <b>City/Municipal</b>	Fixtures Rmvd:
Fuel/Heating: <b>Forced Air,Natural Gas</b>	Floor Finish: <b>Hardwood,Tile,Wall/Wall/Mixed</b>
Outdoor Area: <b>Fenced Yard,Patio(s) &amp; Deck(s)</b>	
Type of Roof: <b>Wood</b>	

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: **CithWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
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 10'11			x			x
Above	Master Bedroom	13' x 10'			x			x
Above	Study	8'9 x 5'6			x			x
Below	Bedroom	11'6 x 10'3			x			x
Below	Bedroom	11'6 x 9'7			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	<b>675</b>	# of Rooms: <b>8</b> # of Kitchens: <b>1</b> # of Levels: <b>3</b>	Bath	Floor	# of Pieces	Ensuite?
Finished Floor (Above):	<b>341</b>	Crawl/Bsmt. Height:	1	Main	2	No
Finished Floor (Below):	<b>588</b>	Restricted Age:	2	Above	4	Yes
Finished Floor (Basement):	<b>0</b>	# of Pets: Cats: Dogs:	3	Above	4	No
Finished Floor (Total):	<b>1,604 sq. ft.</b>	# or % of Rentals Allowed:	4			
Unfinished Floor:	<b>0</b>	Bylaw Restrict: <b>Pets Allowed w/Rest.,Rentals Allwd w/Restrctns</b>	5			
Grand Total:	<b>1,604 sq. ft.</b>	Basement: <b>Fully Finished</b>	6			
			7			
			8			

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.

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# LISTING features

1149 Bennet Drive, Port Coquitlam



# AXFORD

REAL ESTATE & PROPERTY MANAGEMENT GROUP

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www.theaxfords.com





TAKE THE TOUR

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**AXFORD**  
REAL ESTATE & PROPERTY MANAGEMENT GROUP

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