



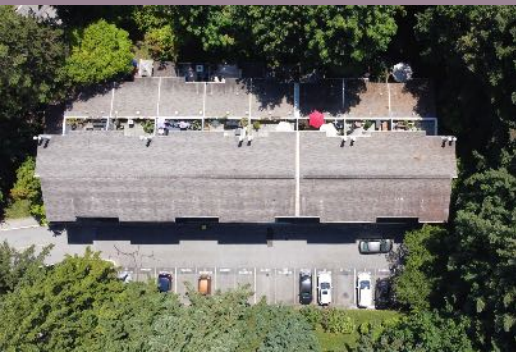


FOR SALE
#8-1240 FALCON DR
COQUITLAM, BC

 **3**
 **2**
 **1**
 **1,217 sqft**



OAKWYNREALTY



TOWNHOUSE FEATURES

- 2 level townhouse
- Interior: 1,217 sq. ft.
- Year Built: 1982
- 1 private carport parking
- Unique reverse floor plan
- Private outdoor patio & yard
- Well-laid out 3 bedrooms & 2 bathrooms
- Renovate to make this the home of your DREAMS!



LISTED AND MARKETED BY:

Cari Mai

604-727-9922

cari@carimai.com



LOOKING FOR A BUYER'S AGENT?

Jennifer Duncan

604-319-6166

jennifer@jduncan.ca



THE FALCON RIDGE COMPLEX

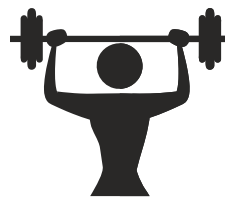
- Quiet community is made up of 74 two & three storey townhouses
- Surrounded by nature, trees, greenery, and direct access to Coquitlam Crunch Trail
- Pro-active strata with all major work completed
- Pets Allowed and Rentals Allowed
- Allows for a patio deck and enclosed fencing to be built
- Your neighbours: growing families with children, long-term residents, furry four-legged friends

THE COMMUNITY - UPPER EAGLE RIDGE, COQUITLAM



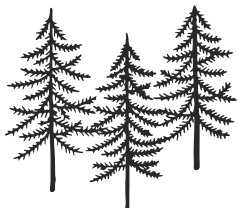
School catchment

Eagle Ridge Elementary School
 Scott Creek Middle School
 Gleneagle Secondary School
 All within walking distance!



Transit, Community & Health Services

Eagle Ridge Hospital
 Port Moody Recreation Complex
 Port Moody Public Library
 Transit: 184 Moody Centre Bus Stop, Inlet & Moody Centre Station



Parks

Coquitlam Crunch Trail
 Shoreline Trail
 Eagle Ridge Park Tennis Courts & Outdoor Pool
 Rocky Point Park, Inlet Park, Pioneer Memorial Park



Food & Shopping

Suter Brook Village
 Newport Village Mall
 Coquitlam Centre (6 minute drive)
 Port Moody Brewers Row



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604-727-9922 cari@carimai.com www.carimai.com



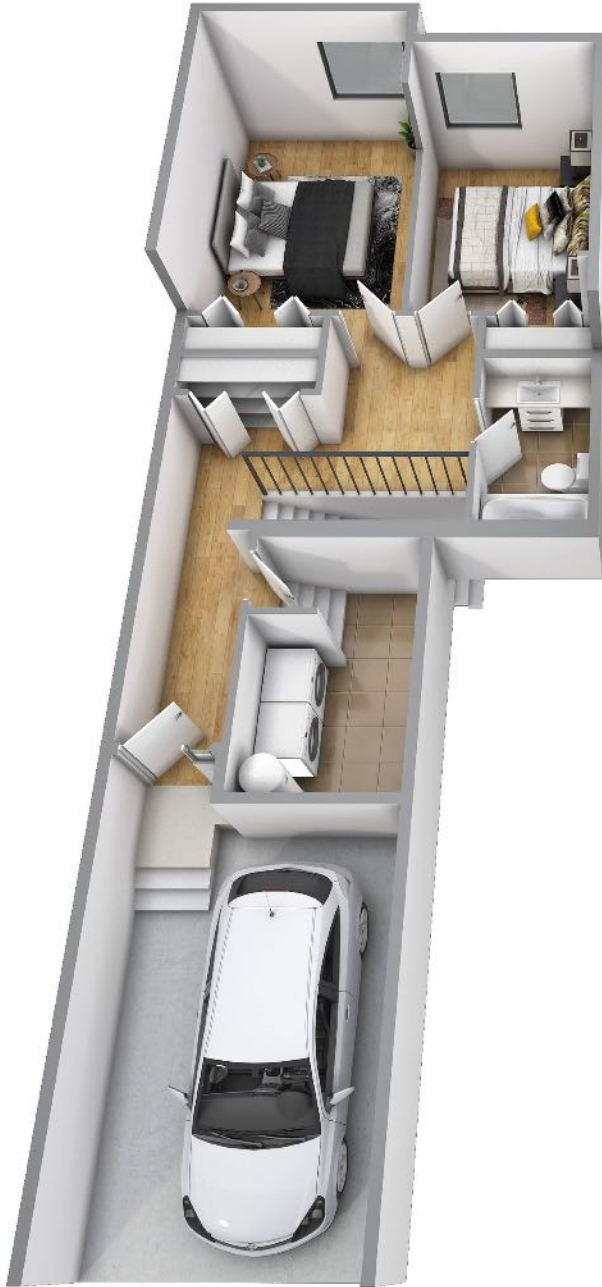
OAKWYNREALTY

8-1240 Falcon Dr, Coquitlam

Main Floor:	574 sq.ft.
Upper Floor:	643 sq.ft.
Total Livable:	1,217 sq.ft.

Carport:	197 sq.ft.
Patio:	122 sq.ft.
Porch:	13 sq.ft.
Total Extras:	332 sq.ft.

Ceiling Height: 8'-0"



Main Floor Plan

Floor Area: 574 sq.ft.



Upper Floor Plan

Floor Area: 643 sq.ft.



MEASURED ON: (2021-07-05)

Measurements, Design & Scanning | 604-329-5788

E&O Reserved. Total square foot calculated to gross unit area. SFT based on interior measurements to exterior walls, not taken from original blueprints, may include unfinished areas. This is for marketing purposes only and is not intended for architectural/construction use. All details, sizes & placements should be considered approximate within +/-2% tolerance. www.PixlWorks.com





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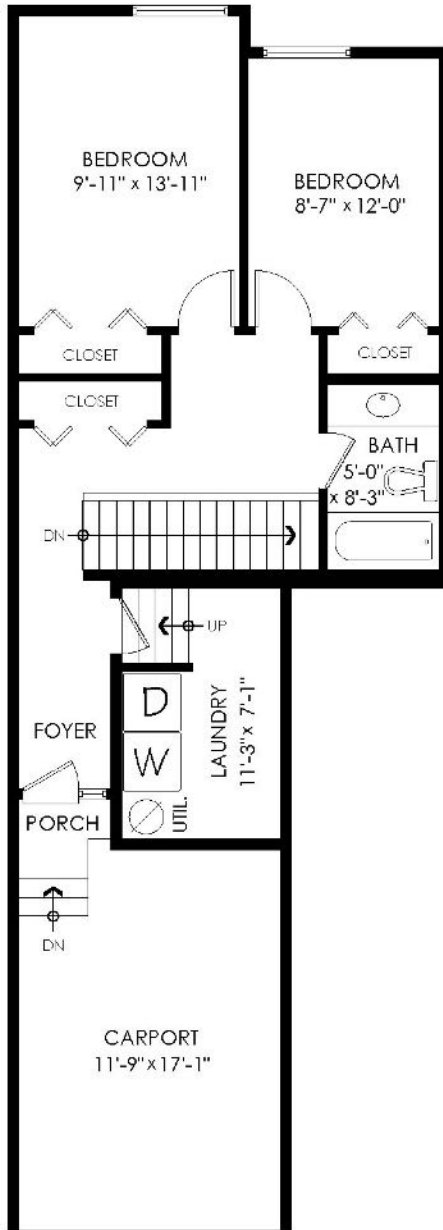
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ESD measured. Total square foot calculated to gross unit area (GUA) based on interior measurements to exterior walls, not taking into account of overhangs, may include unutilized area. This is for marketing purposes only and is not intended for architectural/construction use. All dists, area & placement should be considered approximate within +/- 3% tolerance. www.PixiWorks.com

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Cari Mai
REALTOR

connect with me



OAKWYNREALTY