

Presented by:
Mahnaz Mashinchi
 Royal LePage Coronation West
 Email: naz@royallepage.ca
 Phone: 604-939-6666
 Cell: 604-617-7758

Westwood Plateau, Coquitlam **MLS # V674113** Residential Attached **Active**
208 3176 PLATEAU BV



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List Price: **\$304,900**

Previous Price: Subdiv/Complex: **THE TUSCANY**
 Original Price: **\$304,900** View:
 Frontage: Postal Code: **V3E 3J2** Type: **Apartment Unit**
 Depth/Size: Approx Yr Blt: **1997**
 Lot SqFt: **0** Age at List Date: **10**
 Exposure: Bedrooms: **2** Zoning: **APT**
 Stories in Bldg: Bathrooms: **1** Taxes: **\$1,651 / 2006**
 Flood Plain: Full Baths: **1** Gst Incl:
 Meas. Type: Half Baths: **0** Apprvl Reqd:
 Fixtures Lsd: Occupancy: **Owner**
 Fixt Removed: Tax Incl Utilities: **N**

Style of Home: **Corner Unit / Ground Level Unit** Total Parking: **1** Covered Parking: **1**
 Construction: **Frame - Wood** Parking Stall #: Parking Stall Owned:
 Foundation: **Concrete Perimeter** Parking Access: **Front**
 Exterior: **Stucco** Parking Facilities: **Garage Underbuilding**
 Rain Screen: Type of Roof: **Other** Dist to Public Trans: Dist to School/Bus:
 Renovations: **Partly** Reno Year: Units in Development: Total Units in Strata: **64**
 Flooring: **Laminate / Mixed / Tile** Locker: Locker #:
 Water Supply: **City/Municipal** Possession: Title to Land: **Freehold Strata**
 Heat/Fuel: **Electric / Natural Gas** Seller's Interest: **Registered Owner**
 No. of Fireplaces: **1** R/I Fireplaces: Mortgage Info: **0 -**
 Fireplace Fuel: **Gas - Natural** Property Disclosure: **/ Yes**
 Outdoor Area: **Balcony(s); Patio(s) or Deck(s)** Bylaw Restrictions: **Rentals Allowed w/Restrictions**
 Mngmt Co/Phone: **CROSBY / 604-683-8900**
 Mo. Maint Charge: **\$218.00**

Maint Charge Incl: **Gardening, Garbage Pickup, Gas, Management**

Legal: **PL LMS2855 SL32 LD 36 SEC 23 TWP 39** PID: **023-810-106**
 Amenities: **Club House, In Suite Laundry, Recreation Center**
 Features Incl: **Clothes Washer/Dryer/Fridge/Stove/DW**

Site Influences: **Golf Course Nearby, Private Setting, Private Yard, Recreation Nearby, Shopping Nearby**

| Floor | Type | Dimensions | Floor | Type | Dimensions | Floor | Type | Dimensions |
|---------|----------------|------------|-------|------|------------|-------|------|------------|
| Main F. | Living Room | 13' X 13' | | | | | | |
| Main F. | Dining | 7' X 8' | | | | | | |
| Main F. | Kitchen | 10' X 16' | | | | | | |
| Main F. | Master Bedroom | 12' X 16' | | | | | | |
| Main F. | Bedroom | 11' X 9'6 | | | | | | |
| Main F. | Entrance Hall | 8' X 3'9 | | | | | | |

Floor Area (SqFt): Total # Rooms: **6** **Bathrooms:**
 Finished Floor Area Main: **915** Finished Levels: **1** **1 4 Piece; Ensuite: Y; Level: Main F.**
 Finished Floor Area Up: **0** Basement Area: **None** 2
 Finished Floor Area Down: **0** Bsmt Height: 3
 Finished Floor Area Bsmt: **0** Restricted Age: 4
 Total Finished Floor Area: **915** # Pets; Cats; Dogs: 5
 Unfinished Floor Area: **0** # or % Rentals: 6
 Grand Total Floor Area: **915** 7
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Listing Broker(s): **(1) RE/MAX Sabre Realty Group, (2) RE/MAX Sabre Realty Group**