



Sold Date:		If new, GST/HST	No	Original Price:	\$1,099,900
Meas. Type:	Feet	Bedrooms:	3	Approx. Year Built:	2026
Frontage(feet):		Bathrooms:	3	Age:	0
Frontage(metres):		Full Baths:	2	Zoning:	RES
Depth / Size (ft.):		Half	1	Gross Taxes:	\$0.00
Sq. Footage:	0.00			For Tax Year:	2026
Flood Plain:	No	P.I.D.:	032-708-416	Tax Inc. Utilities?:	No
View:	:			Tour:	
Complex / Subdiv:	Robinsons Parkside				
First Nation Reserve:					
Services Connctd:	Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water				
Sewer Type:	City/Municipal	Water Supply:	City/Municipal		

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Glass, Fibre Cement Board, Wood**
Foundation: **Concrete Perimeter**

Renovations: # of R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Electric**
Outdoor Area: **Fenced Yard**
Type of Roof: **Asphalt**

Reno. Year:
Rain Screen: **Full**
Metered
R.I.

Total Parking: **1** Covered Parking: **1** Parking Access: **Lane**
 Parking: **Add. Parking Avail., Garage; Underground**
 Dist. to Public: **1** Dist. to School: **2**
 Title to Land: **Freehold Strata**
 Property Disc.: **Yes**
 Fixtures: **:**
 Fixtures Rmvd: **:**
 Floor Finish: **Vinyl/Linoleum, Carpet**

Legal: STRATA LOT 81, PLAN EPS10020, DISTRICT LOT 107, 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: Bike Room, Club House, Elevator, Exercise Centre, In Suite Laundry, Playground, Recreation Center

Site Influences: **Central Location, Golf Course Nearby, Shopping Nearby**
Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Security - Roughed In, Smoke Alarm, Sprinkler - Fire**

Finished Floor (Main):	590	Units in Development:	92	Tot Units in Strata:	92	Locker:	Yes
Finished Floor (Above):	638	Exposure:		Storeys in Building:	3		
Finished Floor (AbvMain2):	0	Mgmt. Co's Name:		Mgmt. Co's #:			
Finished Floor (Below):	0	Maint Fee:	\$383.15	Council/Park Apprv?:			
Finished Floor (Basement):	0	Maint Fee Includes:	Garbage Pickup, Gardening, Management, Recreation Facility, Snow removal				
Finished Floor (Total):	1,228 sq. ft.						
Unfinished Floor:	0						
Grand Total:	1,228 sq. ft.	Bylaws Restrictions:	No Restrictions				
Suite: None		Restricted Age:		# of Pets:		Cats:	Dogs:
Basement: None		# or % of Rentals Allowed:					
Crawl/Bsmt. Ht:	# of Levels: 2	Short Term(<1yr)Rnt/Lse Alwd?:	No				
# of Kitchens: 1	# of Rooms: 8	Short Term					

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Foyer	4'2 x 4'0			x	1	Main	2	No
Main	Living Room	16'6 x 9'4			x	2	Above	4	No
Main	Dining Room	11'1 x 9'4			x	3	Above	4	Yes
Main	Kitchen	13'10 x 9'4			x	4			
Above	Primary Bedroom	10'2 x 9'7			x	5			
Above	Bedroom	8'6 x 7'11			x	6			
Above	Bedroom	8'2 x 9'0			x	7			
Above	Walk-In Closet	6'0 x 3'7			x	8			

Listing Broker(s): **Macdonald Realty**

Welcome to the Robinsons Parkside Collection located in the desirable West Coquitlam neighbourhood. This spacious 3 bedroom home of 1228 sf features high end finishing throughout and is now move in ready! The home features one EV capable parking and one storage locker. The Amenity building provides over 5600 SF of space for you to be you, including a rooftop deck perfect for summer BBQs, a yoga room, and plenty of outdoor spaces for you and the kids to enjoy. Nearby are parks, schools, shopping, recreation and it's just a short walk to the Burquitlam Skytrain station. At Parkside Collection, you'll fill your days with authentic hellos & bright memories. Open House Sun, Aug 2nd 2-4pm