



# Presented by: Sean Stevens PREC\*

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**Active**  
**R2846629**

Board: V  
Townhouse

## 126 707 ROBINSON STREET

Coquitlam  
Coquitlam West  
V3J 4E9

Residential Attached

**\$1,269,900** (LP)   
(SP)



|   |                                     |                                    |
|---|-------------------------------------|------------------------------------|
| Sold Date:  | If new,GST/HST inc?: <b>No</b>      | Original Price: <b>\$1,269,900</b> |
| Meas. Type: <b>Feet</b>   | Bedrooms: <b>3</b>                  | Approx. Year Built: <b>2023</b>    |
| Frontage(feet):   | Bathrooms: <b>3</b>                 | Age: <b>1</b>                      |
| Frontage(metres):   | Full Baths: <b>2</b>                | Zoning: <b>RES</b>                 |
| Depth / Size (ft.):   | Half Baths: <b>1</b>                | Gross Taxes: <b>\$0.00</b>         |
| Sq. Footage: <b>0.00</b>  | P.I.D.: <b>031-903-894</b>          | For Tax Year: <b>2023</b>          |
| Flood Plain: <b>No</b>  | View: <b>Yes :City</b>              | Tax Inc. Utilities?: <b>No</b>     |
| Complex / Subdiv: <b>Robinsons- Formwerks Boutique Properties</b>                     | First Nation:                       | Tour:                              |
| Services Connctd: <b>Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water</b> |                                     |                                    |
| Sewer Type: <b>City/Municipal</b>   | Water Supply: <b>City/Municipal</b> |                                    |

Style of Home: **3 Storey**  
Construction: **Frame - Wood**  
Exterior: **Glass, Fibre Cement Board, Wood**  
Foundation: **Concrete Perimeter**

Renovations:  
# of Fireplaces: R.I. Fireplaces:  
Fireplace Fuel:  
Fuel/Heating: **Electric**  
Outdoor Area: **Patio(s) & Deck(s)**  
Type of Roof: **Asphalt**

Reno. Year:  
Rain Screen: **Full**  
Metered Water: **Yes**  
R.I. Plumbing:

Total Parking: **2** Covered Parking: **2** Parking Access: **Lane**  
Parking: **Garage Underbuilding**  
Dist. to Public Transit: **2** Dist. to School Bus: **1**  
Title to Land: **Freehold Strata**  
Property Disc.: **Yes**  
Fixtures Leased: :  
Fixtures Rmvd: :  
Floor Finish: **Laminate, Carpet**

Legal: **STRATA LOT 26, PLAN EPS9250, DISTRICT LOT 366, 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, In Suite Laundry, Playground, Storage**

Site Influences: **Central Location, Golf Course Dev., Lane Access, Marina Nearby, Recreation Nearby, Shopping Nearby**  
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Security - Roughed In, Smoke Alarm, Sprinkler - Fire**

|                            |                      |
|----------------------------|----------------------|
| Finished Floor (Main):     | <b>503</b>           |
| Finished Floor (Above):    | <b>493</b>           |
| Finished Floor (AbvMain2): | <b>393</b>           |
| Finished Floor (Below):    | <b>0</b>             |
| Finished Floor (Basement): | <b>0</b>             |
| Finished Floor (Total):    | <b>1,389 sq. ft.</b> |
| Unfinished Floor:          | <b>0</b>             |
| Grand Total:               | <b>1,389 sq. ft.</b> |

Units in Development: **34** Tot Units in Strata: **34** Locker: **Yes**  
Exposure: Stores in Building: **3**  
Mgmt. Co's Name: Mgmt. Co's #:  
Maint Fee: **\$345.99** Council/Park Apprv?:  
Maint Fee Includes: **Garbage Pickup, Management, Snow removal**

Suite: **None**  
Basement: **None**  
Crawl/Bsmt. Ht: # of Levels: **3**  
# of Kitchens: **1** # of Rooms: **8**

Bylaws Restrictions: **No Restrictions**  
Restricted Age: # of Pets:  
# or % of Rentals Allowed: Cats: Dogs:  
Short Term (<1yr)Rnt/Lse Alwd?: **No**  
Short Term Lse-Details:

| Floor      | Type            | Dimensions | Floor | Type | Dimensions | Bath | Floor      | # of Pieces | Ensuite? |
|------------|-----------------|------------|-------|------|------------|------|------------|-------------|----------|
| Main       | Foyer           | 4'8 x 3'2  |       |      | x          | 1    | Main       | 2           | No       |
| Main       | Living Room     | 15'6 x 9'7 |       |      | x          | 2    | Above      | 4           | No       |
| Main       | Dining Room     | 9'7 x 8'11 |       |      | x          | 3    | Abv Main 2 | 5           | Yes      |
| Main       | Kitchen         | 9'8 x 9'7  |       |      | x          | 4    |            |             |          |
| Above      | Bedroom         | 13'2 x 8'6 |       |      | x          | 5    |            |             |          |
| Above      | Bedroom         | 13'2 x 8'5 |       |      | x          | 6    |            |             |          |
| Abv Main 2 | Primary Bedroom | 11'9 x 9'7 |       |      | x          | 7    |            |             |          |
| Abv Main 2 | Walk-In Closet  | 10'3 x 3'3 |       |      | x          | 8    |            |             |          |

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

**The Robinsons by Formwerks Boutique Properties is a boutique community of 34 townhomes in West Coquitlam, located just minutes walking distance from Burquitlam SkyTrain. This 3 bedroom townhome offers 3 generous bedrooms and 2.5 bathrooms - ensuring enough space for the whole family. The experienced architectural design team at Formwerks have carefully thought out your living needs so the layout maximizes functionality and space. Two easily accessible side-by-side parking stalls and a separate storage are included. There is a community courtyard with outdoor play space and gardens, and the interior finishes are fashionable yet functional for your active family.**