



# Presented by: Sean P Stevens PREC\*

Sean Stevens and Associates  
Macdonald Realty  
Phone: 604-782-0821  
http://www.seanstevens.ca  
contact@seanstevens.ca



**Active**  
**R3132650**

Board: V  
Townhouse

## 261 720 ROBINSON STREET

Coquitlam  
Coquitlam West  
V3J 0P9

Residential Attached

**\$979,900** (LP)

(SP)



Sold Date:		If new,GST/HST inc?: <b>No</b>	Original Price: <b>\$979,900</b>
Meas. Type: <b>Feet</b>		Bedrooms: <b>2</b>	Approx. Year Built: <b>2026</b>
Frontage(feet):		Bathrooms: <b>3</b>	Age: <b>0</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>			For Tax Year: <b>2026</b>
Flood Plain: <b>No</b>		P.I.D.: <b>032-708-050</b>	Tax Inc. Utilities?: <b>No</b>
View: <b>:</b>			Tour:
Complex / Subdiv: <b>Robinsons Parkside</b>			
First Nation			
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: **2 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: **Fenced Yard**  
 Type of Roof: **Asphalt**

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

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

Legal: **STRATA LOT 45, 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):	<b>590</b>
Finished Floor (Above):	<b>607</b>
Finished Floor (AbvMain2):	<b>0</b>
Finished Floor (Below):	<b>0</b>
Finished Floor (Basement):	<b>0</b>
Finished Floor (Total):	<b>1,197 sq. ft.</b>
Unfinished Floor:	<b>0</b>
Grand Total:	<b>1,197 sq. ft.</b>

Units in Development: <b>92</b>	Tot Units in Strata: <b>92</b>	Locker: <b>Yes</b>
Exposure:	Storeys in Building: <b>3</b>	
Mgmt. Co's Name:	Mgmt. Co's #:	
Maint Fee: <b>\$383.15</b>	Council/Park Apprv?:	
Maint Fee Includes: <b>Garbage Pickup, Gardening, Management, Recreation Facility, Snow removal</b>		

Suite: **None**  
 Basement: **None**  
 Crawl/Bsmt. Ht: # of Levels: **2**  
 # 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	4'2 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	9'10 x 9'7			x	5			
Above	Walk-In Closet	11'6 x 3'0			x	6			
Above	Bedroom	9'7 x 9'1			x	7			
Above	Den	6'7 x 5'1			x	8			

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

**Welcome to the Robinsons Parkside Collection located in the desirable West Coquitlam neighbourhood. This spacious 2 bedroom plus den home of almost 1200 sf features high end finishing throughout and is now move in ready! The home features AC, one EV 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 Sat June 6th 2-4pm**